



## 4 Old Brewery Court

Market Rasen, LN8 3SX

**£750 pcm**

### **DRIVEWAY & NEWLY DECORATED**

The internal accommodation briefly comprises of a spacious Lounge leading to a Dining Kitchen with patio doors providing access to the rear garden. To the First Floor, off the Landing, there are Two Double Bedrooms and a Family Bathroom with bath with overhead shower. Enclosed Garden to the Rear with Patio and Shed providing storage.



### LOCATION

Old Brewery Court is a small residential development located within the market town of Market Rasen. The town offers a range of local amenities including shops, supermarkets, schools, leisure facilities and a railway station providing regular services to Lincoln, Grimsby and surrounding areas. Road links are also convenient, with access to the A46 providing routes towards Lincoln and the wider Lincolnshire area.

### ACCOMMODATION

Available now, this newly decorated home offers internal accommodation comprising of a spacious Lounge with newly fitted carpet, leading to a Dining Kitchen with built-in fridge freezer and freestanding washing machine, with patio doors providing access to the rear garden. Stairs rise from the Lounge to the First Floor Landing, which gives access to Bedroom One with built-in wardrobes and Bedroom Two, both double in size, along with a Family Bathroom fitted with a bath with overhead shower.

### OUTSIDE

Endosed rear garden with patio area and a shed providing additional storage. To the front of the property there is a driveway providing parking for one car. Please note, parking is limited to the space directly in front of the property and not in front of the neighbouring home. Further on-street parking is available within the surrounding area. The neighbouring property parks to the side of their home and does not restrict access.

### RENT AND DEPOSIT

The asking Rent for the property is £750.00 per calendar month and the Tenancy Deposit is £865.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £170.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

### ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

### VIEWINGS

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Property Available Now
- Newly Decorated Throughout
- New Carpet to the Lounge
- Two Double Bedrooms
- Built in Wardrobe to Bedroom One
- Dining Kitchen with Appliances
- Driveway to the Front
- Endosed Garden with Shed
- EPC Energy Rating - B
- Council Tax Band - A (West Lindsey District Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.