lighthouse lettings







£825 Per Calendar Month* fees apply

18 Bancroft Lane, Mansfield, NG18 5LQ

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Lighthouse Lettings are please to offer this charming mid-terrace property offering an excellent opportunity for those seeking a comfortable and modern living space. The property boasts three well-proportioned bedrooms making it ideal for small families, couples, or individuals looking for extra room.
Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The house has been updated with decorating and flooring throughout, ensuring that it meets contemporary standards while retaining its character. The bathroom is conveniently located and designed for both functionality and comfort.
One of the standout features of this property is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable.
Do not miss the chance to make this delightful house your new home.

ALL PROPERTIES ARE TAKEN AS SEEN and prospective tenants must make sure that they are happy with the particulars and condition of the property before applying for a property and entering into a tenancy

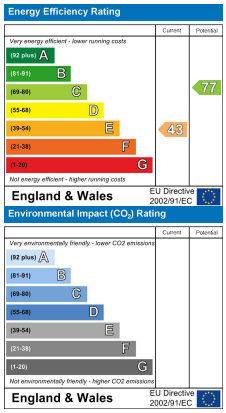
Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

Lighthouse Estate Agents Ltd.
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The Property Ombudsman LETTINGS
OFT Approved code
The Property Ombudsman

Company No: 05878430