



**7 Wake Street**  
Lincoln, LN1 3HS

**£900 pcm**

**AVAILABLE NOW**

The property briefly comprises of Entrance Hall leading to a Lounge, Dining Room and Kitchen. Stairs rise to the First Floor Landing and provide access to Bedroom One, Bedroom Two and a further room positioned in front of the Family Bathroom with Shower Overhead. There is an enclosed south facing garden with a patio area and on street parking to the front.



### LOCATION

Wake Street is situated to the North of Lincoln City Centre, just off Newport within a well established residential area. The property is conveniently positioned for access to a range of local amenities including supermarkets, convenience stores, cafes, public houses and takeaway outlets located along Newport and Burton Road. Lincoln City Centre, the Bailgate area and Lincoln Cathedral are all easily accessible, together with Lincoln County Hospital and a variety of leisure and shopping facilities. The property also benefits from regular bus routes and good access to the A15 and outer bypass road networks.

### ACCOMMODATION

This Bay Fronted Terraced Home is available now and has internal accommodation briefly comprising of an Entrance Hall leading to a Lounge, Dining Room and Gallery Style Breakfast Kitchen. Stairs rise to the First Floor Landing which provides access to Bedroom One with built-in storage, Bedroom Two and a further room positioned in front of the Family Bathroom with Shower Overhead.

### OUTSIDE

On street parking is available to the front of the property. To the rear there is an enclosed south facing garden which benefits from a patio area.

### RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

### ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

### 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/>

### VIEWING

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects 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>

- Bay Fronted Property
- Popular Uphill Location
- South Facing Garden
- Two Double Bedrooms
- Modern Kitchen Diner
- On Street Parking
- Property Available Now
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City 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.