



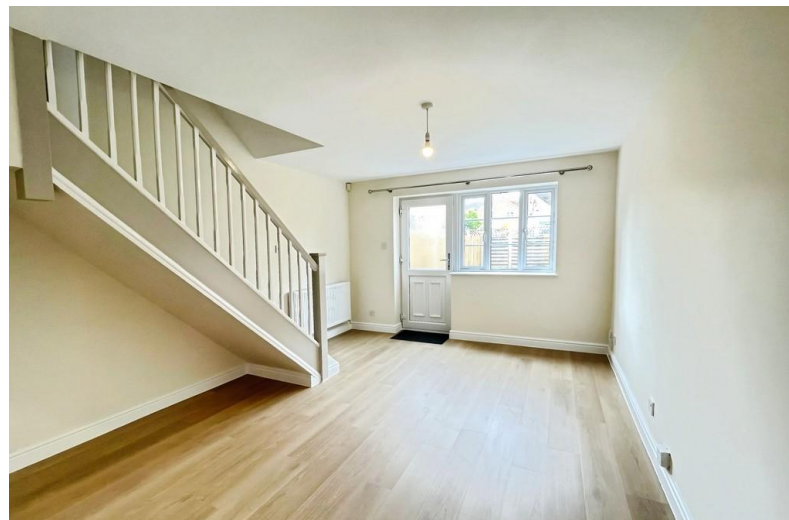
13 Turnbury Close

Lincoln, LN6 0FE

£900 pcm

NEWLY LANDSCAPED GARDENS TO THE REAR.

The property has been renovated throughout and briefly comprises an Entrance hall, Kitchen, Lounge / Diner, stairs leading to Two Bedrooms and a Bathroom with shower. Outside there are front and rear Gardens and a Driveway for multiple vehicles.



Turnbury Close, Lincoln, LN6 0FE

LOCATION

Located in a popular location on Doddington Park, south of Lincoln City, close to Birchwood shopping precinct and is within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.

ACCOMMODATION

The internal accommodation comprises an Entrance Hall with storage cupboard, fitted Kitchen with brand new oven & hob, Lounge / Diner, stairs leading to One Double and One Single Bedroom and a Bathroom with shower overhead.

OUTSIDE

Outside there are front and newly landscaped rear Gardens and a Driveway for multiple vehicles.

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.

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>

- Two Bedroom End Terraced Property
- Driveway For Multiple Vehicles
- Newly Decorated Throughout
- New Flooring Throughout
- Newly Landscaped Rear Garden
- Popular Location Close to A46
- Modern Kitchen & Lounge Diner
- Two Bedrooms & Bathroom with Shower
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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.

