

7 HIGH STREET

COLSTERWORTH, GRANTHAM, NG33 5NE

£650 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

1 bedroom Bungalow - Semi Detached





A well presented one bedroom single storey period property located in the sought after village of Colsterworth. The former 19th century alms house is built of brick under a slated roof and benefits from gas heating and traditional timber windows.

Colsterworth is a popular village situated approximately seven miles south of Grantham, a town which benefits from a high speed rail link to London. The village has good access to









SUMMARY

PORCH with door to :

LOUNGE with tiled ornamental fireplace (boarded over and not in service) with wood mantel and an electric radiator.

KITCHEN with stainless steel sink unit, wood effect work surfaces, base unit, eye height cupboards, tiled floor and splash backs, integrated electric hob, with oven under and extractor hood over and an electric radiator.

UTILITY ROOM with plumbing for automatic washing machine, laminate work surface and rear door.

BATHROOM with white suite comprising bath with shower over, corner wash basin and low flush w.c., tiled walls and floor and an electric radiator.

BEDROOM with airing cupboard and an electric radiator.

OUTSIDE Open extensive lawned gardens to front and enclosed garden to the rear. (The tenant is responsible for the cutting of the grass to both the front and rear) There is also an outhouse to the rear for storage.

LOCATION

To locate the property from Grantham, take A1 southbound. Take the right turning for Colsterworth and the property is the first house on the left hand side on entering the village.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band A.

Deposit : £750

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage and gas.

EPC : Band E.

Internet : ADSL available.

Viewings : Strictly by appointment with Shouler & Son.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: All single storey.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.
Permitted payments
Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)
Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)
Payment of up to £50.00 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate
Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable
Utilities gas, electricity, water
Communications telephone and broadband
Installation of cable/satellite
Subscription to cable/satellite supplier
Television licence
Council Tax
Other permitted payments
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection
Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

DISCLAIMER

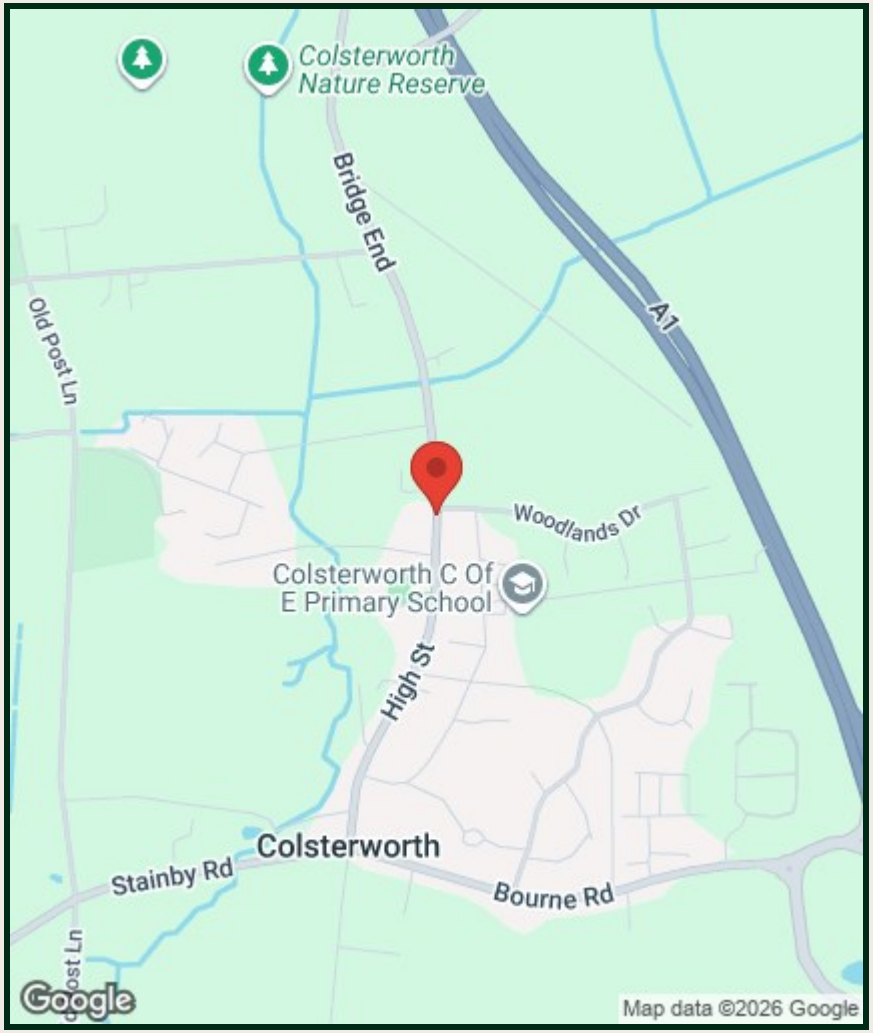
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress
REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/
Client Money Protection
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



RENT: £650 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £750

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

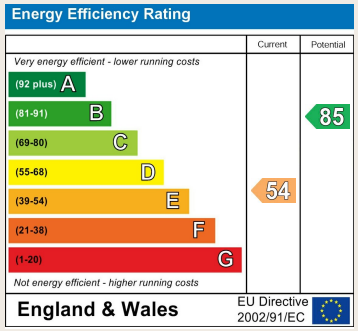
COUNCIL TAX: South Kesteven Council Band A

EPC: This property has an Energy Performance Efficiency Rating Band E.
Ref

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EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



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