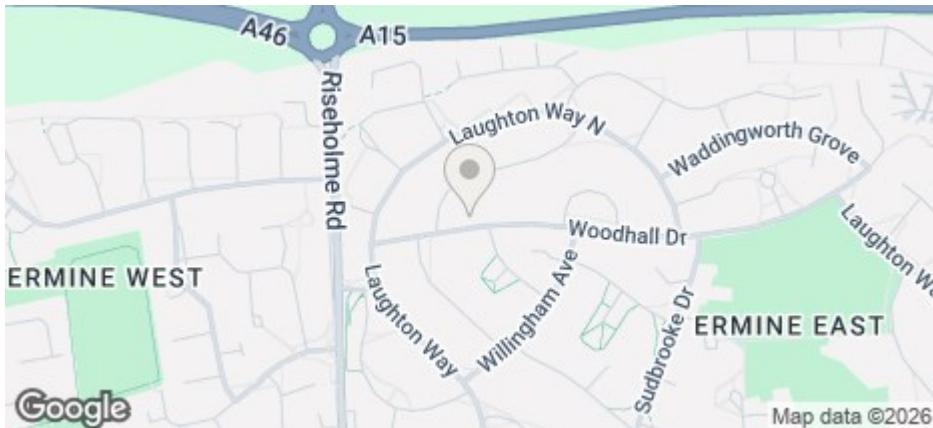




## 85 Woodhall Drive, Lincoln, Lincs, LN2 2AE

£106 Per Week

COUNCIL TAX BAND: A



- Open plan lounge/kitchen
- Enclosed rear garden
- Driveway parking
- Tumble dryer included
- Council Tax Band A
- Communal TV included in the lounge
- Bathroom with shower over bath
- Close to Lincoln Bishop University
- Price displayed is per person based on 4 tenants renting the property
- Available for 26/27

**Rights & restrictions**

all mines and minerals whatsoever whether opened or unopened within and under the said property or any part thereof lying more than two hundred feet below the surface other than and except such coal and mines of coal and other substances and rights as have vested in the National Coal Board Together with full powers for the Commissioners and their assigns and their lessees and agents and all persons authorised by them or any of them with workmen and others from time to time and at all times hereafter by means of underground workings or operations only without entering upon the surface of the land to win work get and carry away the said mines minerals and mineral substances hereby reserved and any like mines quarries minerals and mineral substances in upon or under any adjacent or other lands. That the Commissioners will make full compensation to the Corporation and their Lessees and Tenants for all injury or damage done to the surface of the said property and any buildings now or hereafter erected thereon by the exercise by the Commissioners of the rights set out in paragraph (c) of the Second Schedule hereto and in estimating such compensation any depreciation in the market value of the said property attributable to the risk of any future subsidence or injury

shall be taken into account Provided Always that the Commissioners shall be under no liability whatsoever in respect of the payment of any such compensation for any injury or damage occasioned or occurring after the Commissioners shall have parted with the ownership of the mines minerals and mineral substances lying under the surface where such injury or damage is sustained

2. The amount of such compensation as aforesaid shall in case the parties agree upon one and otherwise by two Arbitrators or their Umpire each party to any such reference to Arbitration as last mentioned appointing one Arbitrator and the Arbitration shall be conducted in all respects according to the provisions contained in the Arbitration Act 1950 or any statutory enactment in that behalf for the time being in force" 3 The Conveyance dated 29 January 1988 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

4 The Conveyance dated 29 January 1988 referred to above also contains a provision as to light or air and boundary structures.

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

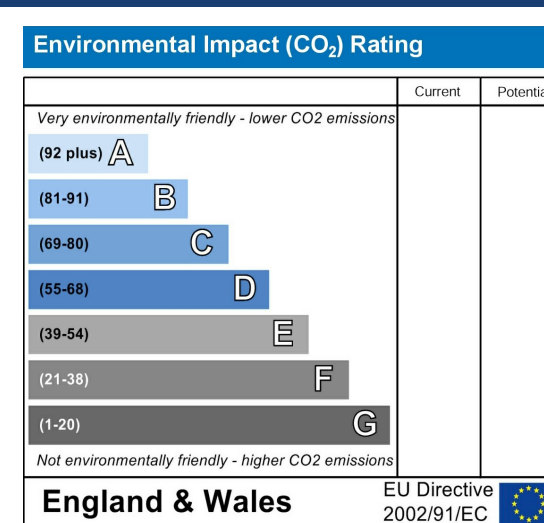
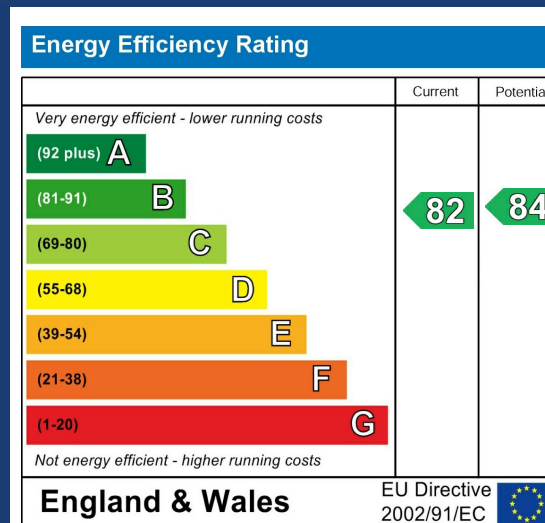
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (m3)
1	10000	3000	125
2	13000	3400	130
3	16000	4000	165
4	20000	5000	190
5	25000	6000	215
6	30000	7000	240
7	34000	8000	270
8	38000	9000	290
9	41000	10000	310
10	44000	11000	330

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled.

The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.



Two rooms available in this four bedroom property!

The accommodation comprises of entrance hallway leading to modern kitchen with appliances, lounge opening to the rear garden with flat screen television, one ground floor bedroom, stairs and landing to first floor with three further bedrooms and modern bathroom.

The property benefits from solar panels! Driveway parking available. Gas central heating.

Flexible contract lengths to suit you!

\*Price displayed is as per person per week\*

The deposit payable on the first day of your tenancy is just **\*\*£200.00\*\*** per person along with the first months' rent.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

The stated rent excludes Council Tax. Full time students may be exempt (subject to Council approval).

Don't miss out on this great property. Contact our friendly team at Cloud Lettings today to arrange your viewing or book a slot online for a time convenient to you!

See downloadable brochure for more details.

Call - 01522 802020

email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

WhatsApp - 07908 557770

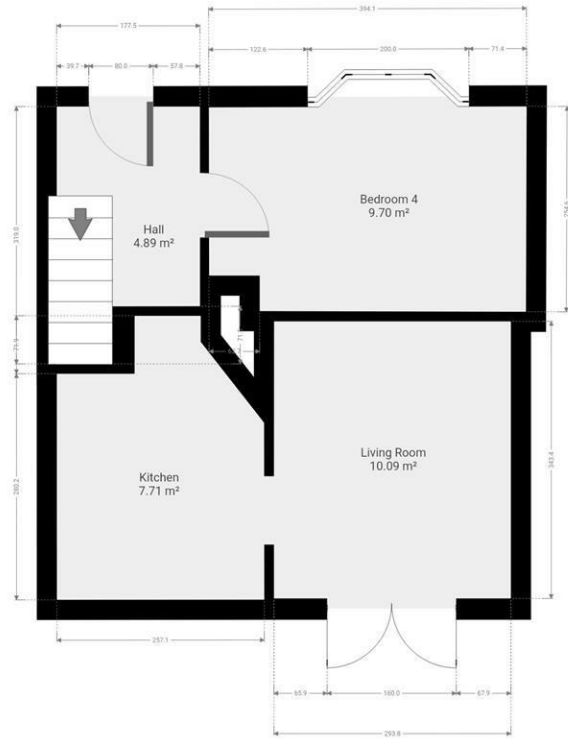
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

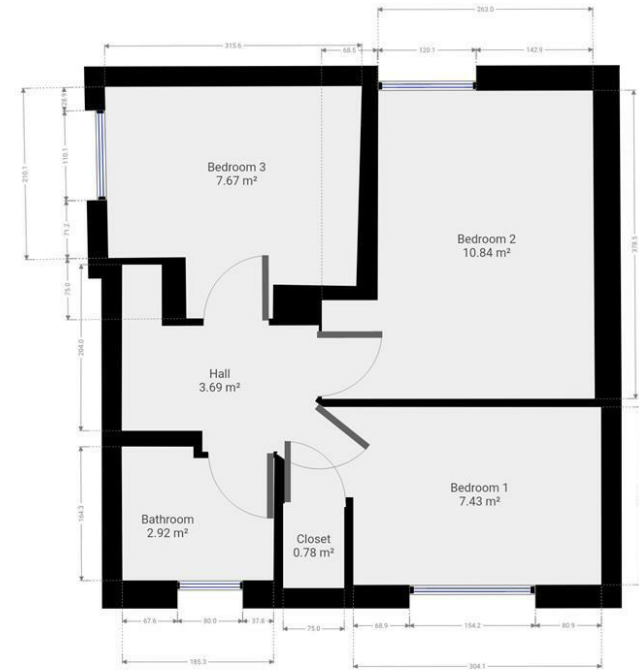
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m