

**82/84 WESTHORPE
SOUTHWELL
NOTTINGHAMSHIRE
NG25 0NG**



TO LET

Former pair of Listed Cottages, refurbished and converted to a detached house in sought after village location
Large sitting room, study and kitchen, 4 bedrooms,
1 en-suite shower room and a family bathroom.
Gas-fired central heating. Large garden. On site parking for two cars.

Unfurnished for a fixed term of 1 year

£1,600 per calendar month

Available 1st July 2022

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GENERAL REMARKS

Westhorpe has for a long time been considered as one of the prime residential areas of Southwell in particular, and Nottinghamshire in general.

Southwell itself provides an excellent range of facilities including shops of all grades, numerous sporting and leisure amenities, health centre, library and schools, including the Minster Grammar School in Southwell and Nottingham High School. There is a regular bus service to Nottingham, Mansfield and Newark, which are 14,11, and 8 miles distance respectively. Newark Station for travel to London Kings Cross is within easy reach, whilst the A1 and M1 are both easily accessible.

DIRECTIONS

From the centre of Southwell take the B6386 west out of the town. Before leaving the built up area turn left just after the Dumbles public house into the village of Westhorpe. The house is the last house at the west end of the village.

DESCRIPTION

A detached house of considerable character in an attractive edge of village location with a large garden.

Ground Floor:-

Entrance Hall.

Study

Cloakroom with W.C.

Large Sitting room with log burner effect gas fire

Fitted Kitchen (with cooker and fridge included)

First Floor:

Landing

4 Large Bedrooms, one with en-suite shower room.

Bathroom (with bath and shower cubicle)

There are carpets or floor coverings in all the rooms as well as blinds at the windows.

Outside

Garden laid mainly to grass but with a large patio area. There is a large gravelled off road parking area suitable

for two cars. There is also a wooden garden shed suitable for storing garden equipment.

SERVICES

Mains drainage, electricity, water and gas are connected to the property. Full gas-fired central heating.

Burglar alarm system.

The kitchen is fully fitted with units, Rangemaster cooker with electric hood and Whirlpool fridge freezer all of which are included in the letting,

The property is in Council Tax Valuation Band F and the payment for 2022/23 is £3,252.

TENANCY

The property is available to let, unfurnished under an Assured Shorthold Tenancy for a fixed term of 1 year and may be longer by negotiation.

The rent will be payable monthly in advance by standing order with the Tenant paying all usual outgoings in addition.

A refundable deposit of **£1,845 will be collected at the start of the tenancy, together with the first month's rent of £1,600.** The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations under the tenancy agreement.

The rent excludes all other outgoings.

APPLICATION

Initial applications should be made direct with Jas. Martin & Co. using the form on our website:
www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.



These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the vendors are to be or become under any liability or claims in respect of their contents. In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.





Photographs taken in April 2021

Energy performance certificate (EPC)

82-84, Westhorpe
SOUTHWELL
NG25 0NG

Energy rating

D

Valid until: **17 December 2029**

Certificate number: **9838-3999-6242-5461-2960**

Property type

Detached house

Total floor area

191 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		