



King & Co.

28 COULSON ROAD,  
LINCOLN, LN6 7AT  
£750 PCM DEPOSIT £865





- ~ Available from: 19th April 2024
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D64

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



#### **ENTRANCE HALL**

Having stairs rising to first floor.

#### **LOUNGE**

10' 9" x 11' 5" (3.3m x 3.5m) With uPVC window to the front elevation, gas fire, radiator, and fitted carpet.

#### **DINING ROOM**

11' 9" x 12' 1" (3.6m x 3.7m) With uPVC window to the rear, under stairs cupboard, radiator, and fitted carpet.





### **KITCHEN**

10' 2" x 7' 2" (3.1m x 2.2m) With matching wall and base units, stainless steel sink and drainer unit in set to work surface with cupboard and space below for dishwasher or washing machine. The work surface continues along the opposite wall with four ring gas cooker.

Also with; appropriate wall tiling and tiled flooring.

### **UTILITY ROOM**

10' 9" x 6' 10" (3.3m x 2.1m) With uPVC windows to the rear and side, radiator, vinyl flooring, and uPVC door to the garden.



### **BEDROOM ONE**

10' 9" x 11' 1" (3.3m x 3.4m) With uPVC window to the front, radiator, and fitted carpet.

### **BEDROOM TWO**

11' 1" x 11' 9" (3.4m x 3.6m) With uPVC window to the rear, built in cupboard, radiator, and fitted carpet.

### **BATHROOM**

With uPVC window to the rear, white three piece suite comprising bath with shower over, pedestal wash hand basin and W.C.

Also with cupboard housing the combi boiler, radiator, and vinyl flooring.

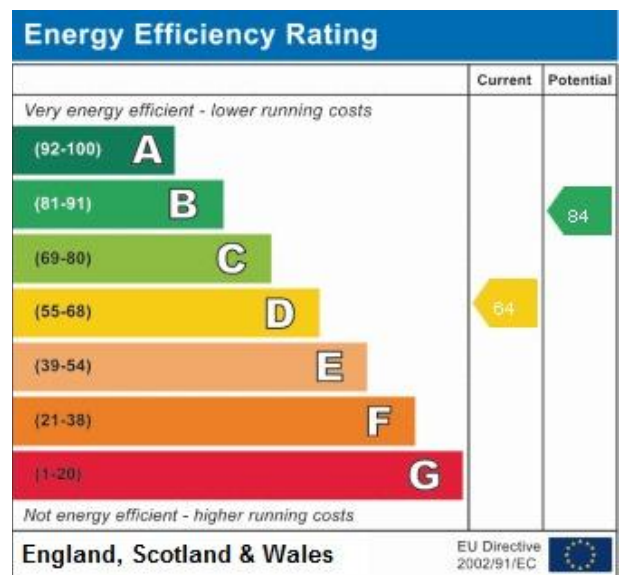


### **OUTSIDE**

The property is approached via a shared passageway, giving access to the Entrance Hall and rear garden via a gate.

The rear garden has a patio and is laid to lawn with a variety of established shrubs to the borders.





At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

### **Before you move in**

A formal application with supplementary documentation will be required for all rental properties. The first month's rent and deposit of 5 weeks rent are due in full upon or prior to signing the tenancy agreement. This payment must be by cash or online payment; however, the funds must be in our account for keys to be released.

### **During your tenancy**

As well as paying the rent, you may also be required to make the following permitted payments.

### **Permitted Payments**

Payment of £50 inc VAT if you want to change the signed tenancy agreement – examples of this are permission for an additional person to occupy the property, permission for a pet in the property, decoration.

The payment for a new key / security device to the property. A charge of £15 per hour may be charged in exceptional circumstances.

Payment of any unpaid rent or any other reasonable costs associated with your early termination of the tenancy such as the landlords reletting costs (costs are displayed on our website).

During the Tenancy (payable to the provider) if permitted and applicable

- Utilities – Gas, Electricity, Water, Oil, Green Deal Payments
- Communications – Telephone and Broadband
  - Installation of cable/satellite
- Subscription to cable/satellite supplier
  - Television License
  - Council Tax

### **Other Permitted Payments**

Any other permitted payments, not included above, under the relevant legislation scheme including contractual damages – examples of which include the payment to a contractor if you fail to attend a confirmed appointment, damages caused to the property due to the negligence of the tenancy for such items as blocked drains (eg. nappies flushed down the w.c). Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

### **Tenant Protection**

King & Co is a member of Client Money Protect, which is a client money protection scheme, and also a 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.

### **Notes to potential tenants**

The tenancy is for a period of a minimum of six months unless otherwise previously agreed with the Agent/Landlord. Tenants must be aged 21 years or over.



**ClientMoney  
Protect**

Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217  
Date of issue: 21/05/2023  
Expiry date: 20/06/2024



**Eddie Hooker**  
Client Money Protect

