



King & Co.

58 HAWTHORN AVENUE, CHERRY
WILLINGHAM, LINCOLN, LN3 5BB
£875 PCM DEPOSIT £1,005





- ~ Available from: 11th March 2024
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Available
- ~ Mobile: Mobile coverage available
- ~ EPC rating E45

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



The property is entered through a UPVC door to the

ENTRANCE PORCH

With door leading to

LOUNGE

11' 5" x 12' 0" (3.50m (3.81 max) x 3.66m (4.27 into bay)
) With picture rails, laminate flooring, built in cupboard and shelves, bay window to front elevation, fireplace and radiator.



BEDROOM 1

13' 4" x 7' 11" (4.07m x 2.43m) With window to conservatory/rear elevation, radiator and laminate flooring.

BEDROOM 2

12' 0" x 7' 7" (3.66m x 2.32m) With window to front elevation, radiator and laminate flooring.

BEDROOM 3

9' 10" x 9' 0" (3.02m x 2.75m) With window to front elevation, fitted carpet and radiator.

KITCHEN

11' 7" x 7' 10" (3.54m x 2.39m) With a range of fitted base and wall units, stainless steel sink and drainer unit, plumbing for washing machine and door leading to

CONSERVATORY

18' 4" x 9' 4" (5.59m x 2.85m) Having partial tiled and partial laminate flooring, also with two radiators.

SHOWER ROOM

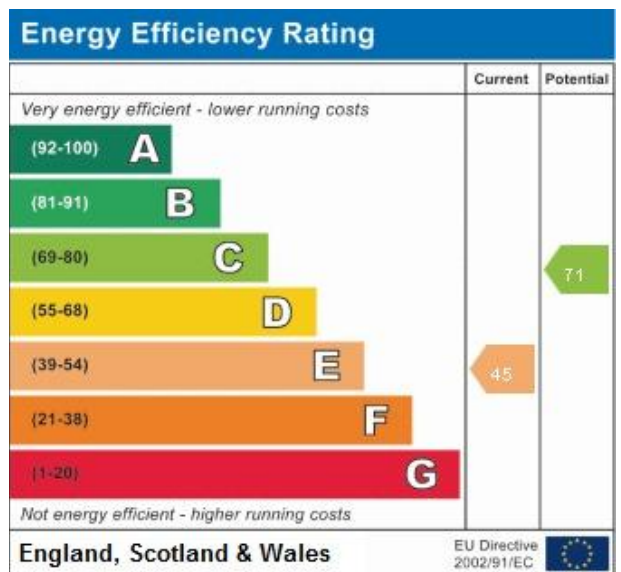
With low slung WC, basin with cupboards above and below, shower cubicle and airing cupboard housing Ideal Logic + combi boiler.

OUTSIDE

Having driveway to the front of the property, providing off-street parking.

The rear garden is majority laid to grass with paved patio area standing adjacent to the rear of the property and having timber fencing to boundaries.





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

