

**BRIDGE VIEW  
CHURCH LANE  
CARLTON-IN-LINDRICK  
WORKSOP  
S81 9EH**



**TO LET**

**A charming Listed detached 2 bedrooomed cottage with a secluded garden  
and a single garage**

**RENT: £780 pcm - UNFURNISHED**

# BRIDGE VIEW CHURCH LANE CARLTON-IN-LINDRICK

## GENERAL REMARKS

An attractive cottage which has been refurbished in the conservation village of South Carlton near the Mill and Church. It overlooks gardens and the Mill.

## ACCOMMODATION

### Ground Floor:

Entrance Hallway, Living Room with open fireplace, Pantry, Dining Room with space for a log burner, Kitchen.



### First Floor:

Two bedrooms with feature fireplaces and a Bathroom with a shower over the bath.

### Outside:

There is a manageable garden to the rear, laid mainly to beds, with a sitting area, along with a range of outbuildings and a garage.

## SERVICES

Mains water, electricity, gas and drainage are connected. Gas Central Heating.



## TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 6 months. The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

The Council Tax banding for the property is Band C with the charge for 2024/2025 being £2,154.

**A refundable deposit of £900 will be collected at the start of the tenancy, together with the first months' rent of £780. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.**

## APPLICATION

Initial applications should be made direct with Jas. Martin & Co. by completing the on-line application form at [www.jasmartin.co.uk](http://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.**

Full Energy Performance Certificate available upon request from Letting Agents.



# Energy performance certificate (EPC)

Bridge View  
Church Lane  
Carlton-in-Lindrick  
WORKSOP  
S81 9EH

Energy rating

**E**

Valid until: 17 September 2025

Certificate number: 0638-2898-7612-9195-1521

Property type	Detached house
Total floor area	81 square metres

## Rules on letting this property

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

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 rating and score

This property's energy rating is E. It has the potential to be E.

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

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy 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		
55-68	D		
39-54	E	49 E	54 E
21-38	F		
1-20	G		