

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



TO LET

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

RENT: £780 pcm - UNFURNISHED

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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 <u>www.jasmartin.co.uk</u>

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.





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.

Energy performance certificate (EPC)

Bridge View	Energy rating	Valid until:	17 September 2025	
Church Lane Carlton-in-Lindrick WORKSOP S81 9EH		Certificate number:	0638-2898-7612-9195- 1521	
Property type	Detached house		- -	
Total floor area	8	1 square metres	re 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).

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.

ScoreEnergy ratingCurrentPotential92*A---81-91B----69-80C----55-68D----39-54E49 E54 E--21-38F----1-20G----

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

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