# JAS. MARTIN & CO. — CHARTERED SURVEYORS LAND AGENTS AND VALUERS —

# MILLSIDE CHURCH LANE CARLTON-IN-LINDRICK WORKSOP S81 9EH



3 Bedroomed detached Cottage with gardens in attractive village.

RENT: £950 pcm - UNFURNISHED

# MILLSIDE CHURCH LANE CARLTON-IN-LINDRICK WORKSOP

#### **GENERAL REMARKS**

This attractive listed property site is the old part of South Carlton village near the church and the mill. There is parking for a vehicle outside the

property.



# **ACCOMMODATION**

# **Ground Floor:**

Hallway with coat hooks.

Living Room – with tiled floor.

Kitchen – with units and a cooker and space for appliances, with a tiled floor.



#### **First Floor:**

3 Bedrooms

Bathroom, WC and walk-in shower.

Attic: With space for storage.

#### **Outside:**

There is a garden to the rear laid mainly to grass together with a range of garden sheds.

#### **SERVICES**

Mains water, electricity and drainage are connected. Oil 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 D with the charge for 2024/2025 being £2,424.

A refundable deposit of £1,090 will be collected at the start of the tenancy, together with the first months rent of £950



### **APPLICATION**

Initial applications should be made direct with Jas. Martin & Co. by completing our on-line application form <a href="https://www.jasmartin.co.uk">www.jasmartin.co.uk</a>

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.

# **Energy performance certificate (EPC)**

Millside Church Lane Carlton-In-Lindrick WORKSOP S81 9EH Energy rating

Valid until: 11 July 2034

Certificate number:

3900-1816-0022-3304-3343

Property type

Semi-detached house

Total floor area

97 square metres

# Rules on letting this property

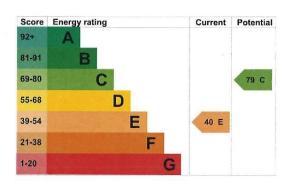
Properties can be let if they have an energy rating from A to E.

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).

# **Energy rating and score**

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

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