

**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 [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.**

# Energy performance certificate (EPC)

Millside Church Lane Carlton-In-Lindrick WORKSOP S81 9EH	Energy rating <b>E</b>	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) (<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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		