

**5A BUNNISON LANE
COLSTON BASSETT
NOTTINGHAMSHIRE
NG12 3FF**



TO LET

Recently refurbished Semi-Detached one Double Bedroomed Cottage
on the outskirts of the very pleasant,
unspoilt village of Colston Bassett,
and ideally situated for access to Nottingham,
Leicester and Newark.

RENT £800 pcm UNFURNISHED

**5A BUNNISON LANE
COLSTON BASSETT
NOTTINGHAMSHIRE
NG12 3FF**

GENERAL REMARKS

This Semi-Detached Cottage has gas central heating, parking, a wooden garage and garden laid to grass.

ACCOMMODATION

Living Room with open fireplace
Newly fitted kitchen with new oven and extractor fan



Outside
Grassed area & wooden garage



Hallway
1 Double Bedroom
Bathroom with shower over

Photographs taken September 2024.

SERVICES

Mains electricity, Gas & Mains drainage are connected to the property.
Gas central heating to radiators.

The Council Tax banding for the property is Band B with the charge for 2024/2025 being £1,880.

TENANCY

THE property is available to let, unfurnished, under an Assured Shorthold Tenancy for a term of 6 months. The rent will be payable monthly, in advance by standing order, with the Tenant paying all usual outgoings in addition.

A refundable deposit of £920 will be collected at the start of the tenancy, together with the first months' rent of £800.

The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

APPLICATION

Initial applications should be made directly with Jas. Martin & Co. by completing our on-line on application form at www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

Full Energy Performance Certificate available upon request from Letting Agents.

Energy performance certificate (EPC)

5a Bunnison Lane
Colston Bassett
NOTTINGHAM
NG12 3FF

Energy rating

D

Valid until:

13 September 2031

Certificate number:

9373-3009-5201-4269-5200

Property type

Semi-detached bungalow

Total floor area

56 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>).

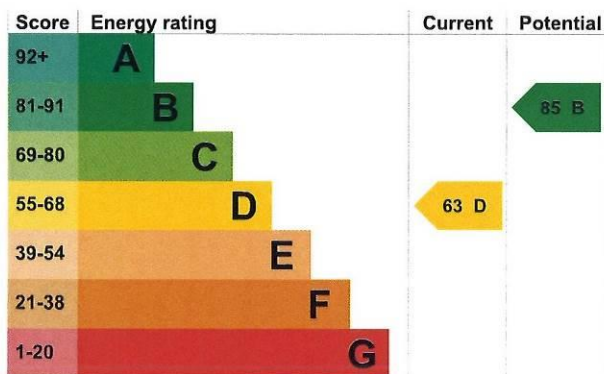
Energy rating and score

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

[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