

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

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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





Hallway 1 Double Bedroom Bathroom with shower over

Photographs taken September 2024.





Outside Grassed area & wooden garage



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 online on application form at <u>www.jasmartin.co.uk</u>

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	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

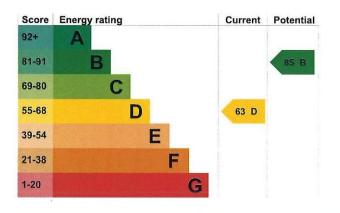
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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

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.