

**4 CHURCH ROW
CARLTON-IN-LINDRICK
WORKSOP
S81 9EH**



TO LET

2 Bedroomed Terraced Cottage with rear garden in attractive village.

RENT: £695 pcm - UNFURNISHED

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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

Living Room – with laminate floor and log burner.

Kitchen – with units and space for cooker and appliances.



First Floor:

2 Bedrooms

Bathroom with shower, WC and basin.

Outside:

There is a garden to the rear laid mainly to grass together with a garden shed.



SERVICES

Mains water, electricity, gas and drainage are connected. Gas Central Heating. Logburner.

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 B with the charge for 2025/2026 being £1,975.

A refundable deposit of £800 will be collected at the start of the tenancy, together with the first months rent of £695.



APPLICATION

Initial applications should be made direct with Jas. Martin & Co. by completing our on-line application form 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)

4 The Row
Church Lane
Carlton-in-Lindrick
WORKSOP
S81 9EH

Energy rating

D

Valid until:

11 July 2034

Certificate number:

2800-8112-0222-2005-3343

Property type

Mid-terrace house

Total floor area

70 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)

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		