

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



**TO LET**

2 Bedrooomed 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](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)

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

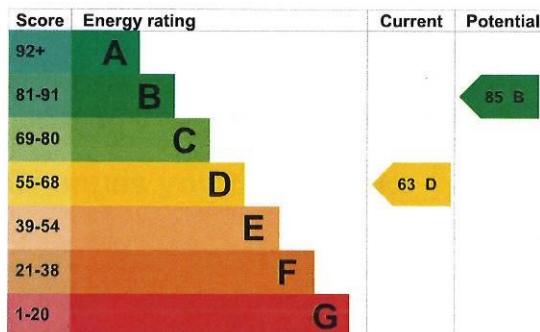
## Energy rating and score

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