# JAS. MARTIN & CO.

CHARTERED SURVEYORS LAND AGENTS AND VALUERS —

# 197 SCAWBY ROAD SCAWBY BROOK BRIGG DN20 9JX



### TO LET

#### Recently renovated detached three bedroom cottage

in a rural location, with living room, dining kitchen, downstairs WC,

3 bedrooms and bathroom

Gas-fired central heating. uPVC double glazing throughout.

# **RENT £750 pcm - UNFURNISHED**

#### 197 SCAWBY ROAD SCAWBY BROK BRIGG DN20 9JX

197 Scawby Road occupies a rural position to the east of Scawby village.

The property is situated approximately 1.5 miles from Brigg and 8 miles from Scunthorpe. Humberside Airport is 8 miles away. Lincoln City centre is 23 miles to the south.

#### **DIRECTIONS**

From Lincoln travel north on the A15 over the M180 roundabout. Turn right at the following roundabout and at the crossroads follow signs for Scawby. Turn left down Church Street/Brigg Road and left again onto Scawby Road (B1206). The property is on the right hand side shortly after the right hand bend in the road.



#### **ACCOMMODATION**

Ground Floor: Living Room Dining Kitchen Boiler Room WC

#### **First Floor:**

Three Bedrooms Bathroom

#### **Outside:**

Gardens to the front and rear. Private off-road parking.



#### **SERVICES**

Mains gas, electricity and water are connected. Gas fired central heating



#### **COUNCIL TAX**

The Council Tax is Band C with the annual charge for 2022/2023 being approx. £1,781.

#### **TENANCY**

The property is available, unfurnished, under an Assured Shorthold Tenancy for a fixed term of six months, which may continue thereafter. The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of £750 will be collected at the start of the tenancy, together with the first month's rent of £750. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

#### <u>APPLICATION</u>

Initial applications should be made direct with Jas. Martin & Co. using the form on our website: 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.

The full Energy Performance Certificate is available upon request from the letting agents.



## **Energy performance certificate (EPC)**

197, Scawby Road Scawby Brook BRIGG DN20 9JX

Energy rating

Valid until: 25 February 2026

Certificate number: 0043-2826-7525-9826-7605

Property type

Detached house

Total floor area

79 square metres

#### Rules on letting this property

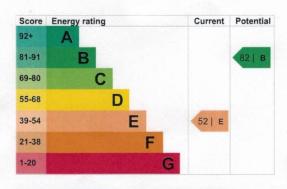
Properties can be let if they have an energy rating from A to E.

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).

# Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60