

**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

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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



APPLICATION

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.

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.



Energy performance certificate (EPC)

197, Scawby Road
Scawby Brook
BRIGG
DN20 9JX

Energy rating

E

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) (<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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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