

Richardson

LETTINGS SPECIALISTS

41 The Grove
Market Deeping PE6 8AP

TO LET

£650 pcmx



- Semi Detached Bungalow
- Good Order Throughout
- Gas Central Heating
- Enclosed Rear Garden with Lawn
- Three Bedrooms
- Council Tax Band: B
- Single Detached Garage
- Energy Rating: D



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 758000

LOCATION

Market Deeping is situated just off the A15/A16 in Lincolnshire, standing on the North Bank of the River Welland on the border with Cambridgeshire. It is a charming market town with a number of restaurants, public houses and a variety of shops. The town supports two medium sized supermarkets and to the north there is an expanding industrial estate. The town is within commuting distance of Peterborough and Stamford as well as London.

DESCRIPTION

Semi-detached bungalow close to town centre comprising of 3 bedrooms, lounge, kitchen, bathroom and garage. UPVC double glazing throughout and gas central heating.

HALLWAY

UPVC framed glazed front door with glazed side panel. Laminate flooring, radiator and telephone point.

Access to:

LOUNGE 10' 10" x 13' 1" (3.314m x 3.990m)

With UPVC double glazed window to front, fitted carpet, double panel radiator, curtain and pole.

KITCHEN 8' 8" x 8' 9" (2.648m x 2.6668m)

With a range of base and eye level units, tiled splash backs, electric cooker, stainless steel sink and drainer, plumbing for washing machine, gas boiler, airing cupboard and UPVC door and window to side elevation.

BEDROOM 2 9' 10" x 8' 8" (2.993m x 2.639m)

With UPVC double glazed window to side elevation, single panel radiator and fitted carpet.

BEDROOM 1 12' 0" x 10' 0" (3.653m x 3.041m)

With UPVC double glazed window to rear, single panel radiator and fitted carpet.

BEDROOM 3 8' 6" x 10' 11" (2.594m x 3.329m)

UPVC double glazed window to rear, single panel radiator and fitted carpet.

BATHROOM 6' 8" x 5' 5" (2.024m x 1.657m)

With vinyl flooring, UPVC frosted glass window to front with blind, white bathroom suite comprising of pedestal wash hand basin, W.C. and panel bath with electric shower over.

OUTSIDE

Enclosed rear garden partly laid to lawn and partly gravel with shrub borders and slabbed path. Detached garage with up and over door.

SERVICES

Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band B.

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

One and a half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

HOME LET REFERENCING FEE

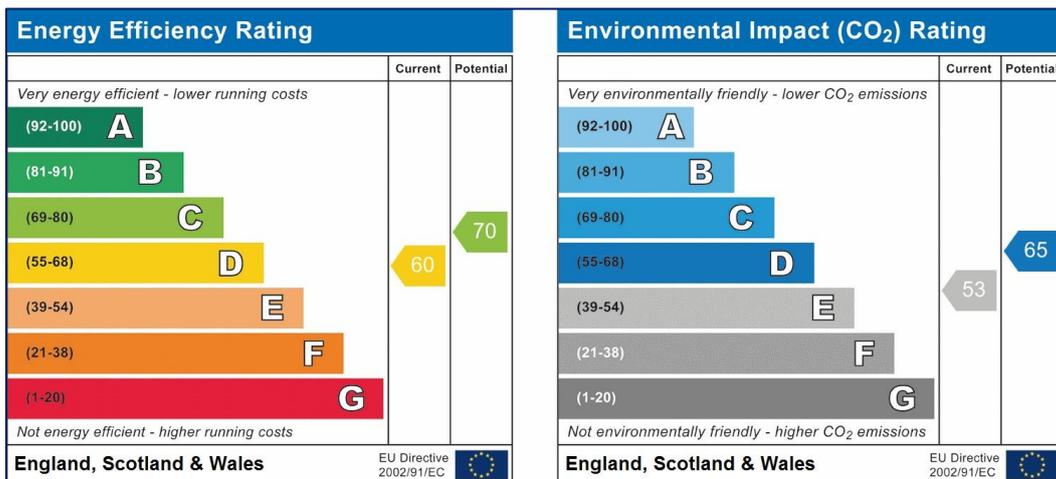
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the administration costs of £30. **THIS FEE IS NON-REFUNDABLE.** Cheques payable to Richardson.

ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £180 (£150 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.