



16 CORNWALL CLOSE
GRANTHAM, NG31 9PU

£850 Per month
Unfurnished

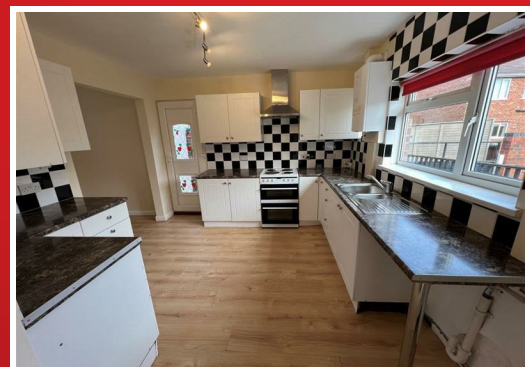
A fantastic opportunity to reside in this spacious three bedroom semi detached property located on a popular residential estate in Grantham. The property benefits from uPVC double glazing, new carpets, gas central heating and off street parking.

The property briefly comprises of entrance hall, lounge, kitchen/diner, lean to, three bedrooms and a family bathroom. Outside there is a lawned garden to the front and to the rear there is off street parking and a decked area. The property would ideally suit a professional couple or individual.

Grantham station also has the added benefit of having a direct line to St Pancras London in 1 hour.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with laminate flooring and stairs to landing.

LOUNGE

18'05 x 10'04

with laminate flooring, radiator electric fire and patio doors to decked area.

KITCHEN

A spacious kitchen comprising of a range of eye and base level units, laminate work surfaces, stainless steel sink, wall mounted Ideal gas fired combi boiler, space for a washing machine, space for a fridge freezer, freestanding electric oven, stainless steel extractor fan, tiled splash backs, laminate flooring, under stairs store cupboard, area for dining table and door to garden.

LEAN TO

with door to front and rear of property.

BEDROOM ONE

10'07 x 10'02

Double bedroom with built in wardrobes and radiator.

BEDROOM TWO

10'06 x 9'05

A double bedroom with radiator.

BEDROOM THREE

8'03 x 7'07

A single bedroom with radiator.

BATHROOM

With panelled bath, sink and cupboard, tiled splash backs, laminate floor and radiator.

WC

Comprising of low flush WC, sink and laminate flooring.

OUTSIDE

To the front of the property there is a lawned garden. To the rear there is off street parking to a slabbed area with parking for 2 cars. (Accessed via Queensway) and a decked area.

LOCATION

To locate the property from Grantham town centre take Sankt Augustin Way out of Grantham and at the roundabout take the third exit onto Barrowby Road. Proceed down Barrowby Road and at the bend keep in the left hand side lane to turn into Brook Street. Proceed down this road passing the Shell garage on your right hand side and then take the second right onto Belton Lane. Proceed down this road and take the 6th turning on your right into Princess Drive. Then take your first left into Cornwall Close and the property can be found at the end of the close on your right hand side.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only and some curtains only.

INTERNET : ADSL and Fibre broadband available.

Council Tax : South Kesteven Council: Band A.

Deposit : £980

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water, drainage and gas.

EPC : C rating. (new EPC on order)



TERMS

RENT:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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