# JAS. MARTIN & CO. — CHARTERED SURVEYORS LAND AGENTS AND VALUERS —

### ROSE COTTAGE 5 VICARAGE LANE SCAWBY DN20 9AJ



On Behalf of the Scawby Estate

**TO LET** 

An attractive double-fronted, three bedroomed cottage with an established garden and outbuildings in the heart of the village of Scawby

**RENT £775 - UNFURNISHED** 

### ROSE COTTAGE 5 VICARAGE LANE SCAWBY DN20 9AJ

An attractive double-fronted, three bedroomed cottage with an established garden in the heart of the village of Scawby with gas central heating and offroad parking area.

## ACCOMMODATION Ground Floor:

Sitting Room Dining Room Kitchen Cloakroom

### **First Floor:**

Bedroom 1 Bedroom 2 Bedroom 3

### **SERVICES**

We understand mains water and electricity are connected to the property with gas fired central heating.



### **COUNCIL TAX**

The Council Tax is Band D.



### **TENANCY**

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 6 months, which may continue thereafter at the Landlords discretion.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of £800 will be collected at the start of the tenancy, together with the first months rent of £725. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

### **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.

Full Energy Performance Certificate available upon request from Letting Agents.

Tel: 01522 510234

# Energy performance certificate (EPC) S VICANAGE LANE SICANEEY ENGLISH ENGLISH ENGLISH Energy reting Energy ret

### Rules on letting this property

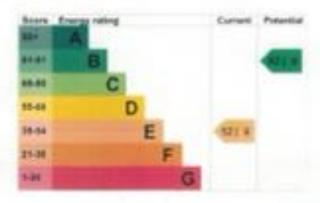
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read purchance for landicitis on the regulations and exemptions those these populations/consists or also remote accombination and a standard landicidence.

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be 8.

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