

**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 off-road parking area.

ACCOMMODATION

Ground Floor:

Sitting Room
Dining Room
Kitchen
Cloakroom

First Floor:

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom

SERVICES

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



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.



COUNCIL TAX

The Council Tax is Band D.

Energy performance certificate (EPC)

5 VICARAGE LANE
SCARNEY
DN20 9AU

Energy rating

E

Valid until 4 March 2021

Certificate number 5239-3227-4900-8254-4206

Property type

Detached house

Total floor area

102 square metres

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 [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/energy-ratings-for-rented-properties\)](https://www.gov.uk/guidance/energy-ratings-for-rented-properties) or [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/energy-ratings-for-rented-properties\)](https://www.gov.uk/guidance/energy-ratings-for-rented-properties).

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

