

# Stephen Knipe & Co



Chartered Surveyors  
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## PROPERTY TO LET (unfurnished)



- Address:** 1 Grange Cottage, Fen Road, Rippingale, nr Bourne, PE10 0TG
- Description:** A fully refurbished and redecorated semi detached red brick cottage 1 mile east of Rippingale village and 5 miles (approx) north of Bourne.
- Accommodation:**
- Ground floor - Front entrance into living room 17' 8" x 10' 8" (av) with oak beam feature fire place and cupboard under stairs. Kitchen 17' 8" x 12' with new fitted range of units and electric cooker point. Rear entrance lobby, WC, bathroom with new bath, basin and boiler cupboard. New conservatory (to be built)
- First floor - Bedroom 1 17' 8" (max) x 12' 3" (max) with fireplace. Bedroom 2 15' 5" x 8' 80"  
Bedroom 3 12' x 8' 6"
- Outside:** New entrance drive from the Fen Road to be constructed with parking area to west of cottage, small front garden area, two outhouses and small yard area at the rear.
- Fixtures & fittings:** New carpets and new vinyl flooring to kitchen and bathroom.
- Services:** Mains water and electricity, oil fired central heating and drainage to septic tank.
- Council Tax:** Band A.
- Shorthold tenancy period:** Six months.
- Rent:** £550 per calendar month.
- Deposit:** A dilapidations deposit of £550 will be required. This will be returnable at the end of the tenancy subject to the property being in a satisfactory condition.
- References:** Excellent references will be required, using the Homelet Referencing Service, for which a non refundable fee of £30 is payable on completion of application form.
- Viewing:** Through the Letting Agents.
- Notes:** A contribution towards administration costs will be due upon signing of the tenancy agreement. This is currently £150 including VAT.  
The successful applicant will be required to let us have sight of full driving licence/passport and utility bill to comply with current money laundering regulations. **No smokers allowed.**

Stephen Knipe & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Stephen Knipe & Co has any authority to make or give any representation or warranty whatever in relation to this property.