

Stephen Knipe & Co



Chartered Surveyors
Valuers, Auctioneers, Land and Letting Agents



1a Abbey Road, Bourne, Lincolnshire, PE10 9EE
Telephone (01778) 421900 Fax (01778) 425645
E-mail: enquiries@stephenknipe.co.uk

PROPERTY TO LET (unfurnished)



- Address:** 15 Burghley Court, Bourne, PE10 9TL
- Description:** Modern semi-detached house close to Bourne town centre.
- Accommodation:** Lounge, kitchen, two bedrooms and bathroom.
- Outside:** Parking space at front. Timber garden shed at rear.
- Fixtures & Fittings:** Laminate floor covering in hall and lounge, vinyl floor covering in kitchen and carpets in bedrooms and bathroom. Gas central heating.
- Services:** Mains water, electricity, gas and drainage.
- Council Tax:** Band A.
- Shorthold tenancy period:** Six months.
- Rent:** £475 per calendar month.
- Deposit:** A dilapidations deposit of £475 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. No dogs.**