



Stephen Knipe & Co

Chartered Surveyors
Valuers, Auctioneers, Land and Letting Agents



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PROPERTY TO LET (Unfurnished)



- Address:** 41 Queens Road, Bourne, PE10 9DR
- Description:** Semi-detached three bedroom chalet style bungalow.
- Accommodation:**
- Ground Floor: Entrance hall with WC off. Front living room. Kitchen. Shower room.
- First floor: Three bedrooms, one with ensuite shower.
- Outside: On street parking, small lawn at front, small rear garden with patio. Garden shed.
- Fixtures & Fittings:** New carpets and vinyl floor coverings throughout, newly decorated.
- Services:** Mains water, electricity, gas and drainage. Gas central heating.
- 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:** **No dogs.** 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.