

# Stephen Knipe & Co



Chartered Surveyors  
Valuers, Auctioneers, Land and Letting Agents



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## PROPERTY TO LET (unfurnished)



**NOW LET**

- Address:** Conjury Nook Cottage (East), North Road, Bourne, PE10 0AA
- Description:** Two bedroom semi-detached cottage on the edge of Bourne
- Accommodation:**
- Ground floor - Kitchen, living room and storeroom under stairs.
- First floor - Two bedrooms and bathroom.
- Outside: Car parking space at side and rear garden.
- Services:** Mains water and electricity. Drainage to septic tank. Oil-fired central heating.
- Council Tax:** Band A.
- Shorthold tenancy period:** Six months.
- Rent:** £425 per calendar month.
- Deposit:** A dilapidations deposit of £425 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 preparation of the tenancy agreement will be due upon signing. This is currently £150 including VAT.  
**No dogs, no cats and no smokers allowed.**  
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.