



97 Roman Road, Moulton Chapel, Spalding, PE12 0XQ

Pygott & Crone



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- Detached Barn Conversion
- Kitchen Diner
- Lounge, Cloakroom
- Two Double Bedrooms, Bathroom
- Off Road Parking, Rear Garden
- Deposit £775.00,
- EPC Rating C
- Available June, Council Tax Band C
- Holding Deposit (per tenancy) £155.76

£675 PCM

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We are pleased to present this detached barn conversion, which is situated within a small development. The accommodation comprises; Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Two Double Bedrooms and Family Bathroom. The property also benefits from double glazing and oil fired central heating. Outside the property is accessed via a private drive leading to a further driveway providing off road parking and a lawned rear garden adjoining open fields. Deposit £775.00. Available June. EPC Rating C. Council Tax Band C.

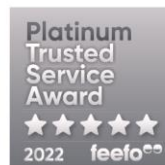
Total Income Required to Pass Affordability Check - £23,750 pa.

Holding Deposit (per tenancy) £155.76

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing)

Immigration Act 2014 and the right to rent regulation. Prospective tenants and dependants over 18 will be required to produce original identification documentation when renting in the UK.

The original identification will need to be provided when applying for a property to rent and on the 1st day of the tenancy. Inability to provide original I.D will prevent the tenancy from commencing.



THE ACCOMMODATION COMPRISES;

The Accommodation Comprises

Entrance Hall

Cloakroom

Lounge

15' x 12'7" (4.57m x 3.84m)

Dining Kitchen

15'4" x 8'9" (4.67m x 2.67m)

First Floor Landing

Bedroom One

15'1" x 12'6" (4.6m x 3.8m)

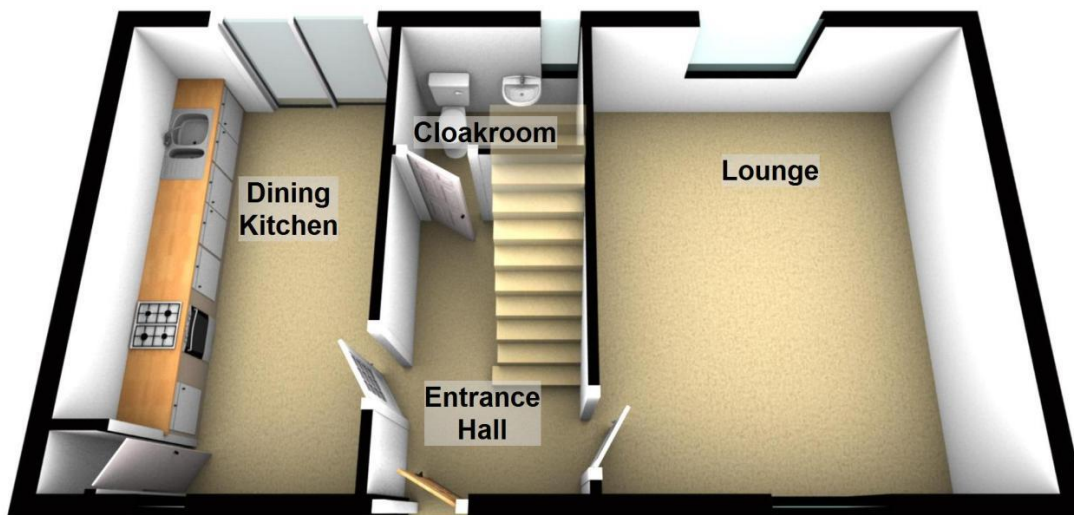
Bedroom Two

11'10" x 9'2" (3.6m x 2.8m)

Bathroom

Outside

Ground Floor



First Floor

