

**5 BUNNISON LANE
COLSTON BASSETT
NOTTINGHAMSHIRE
NG12 3FF**



TO LET

Refurbished Semi-Detached Two Bedroomed Country Cottage
in the very pleasant and sought after village of Colston Bassett.
Rural location ideally situated for access to Nottingham,
Leicester, Newark.

RENT £995 pcm UNFURNISHED

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GENERAL REMARKS

This recently re-furbished Semi-Detached Cottage has gas central heating, parking, and garden laid to grass.

ACCOMMODATION

Ground Floor:

- 2 reception Rooms
- Lounge
- Log Burner
- Kitchen
- Downstairs WC



First Floor:

- Landing
- Large Master Bedroom
- Further well sized Bedroom
- Family Bathroom with shower over bath

Outside

Open garden mainly laid to grass.

SERVICES

Mains electricity, water, gas & mains drainage are connected to the property.
Gas central heating to radiators.

The Council Tax banding for the property is Band B with the charge for 2026/2027 being £2,056.51.

TENANCY

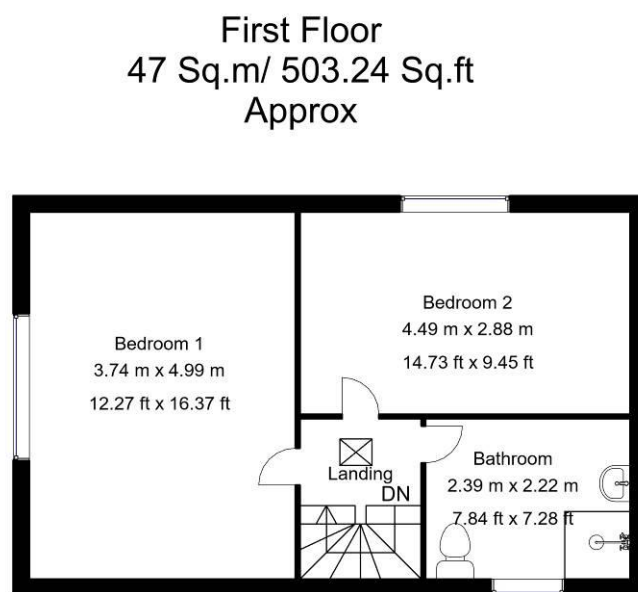
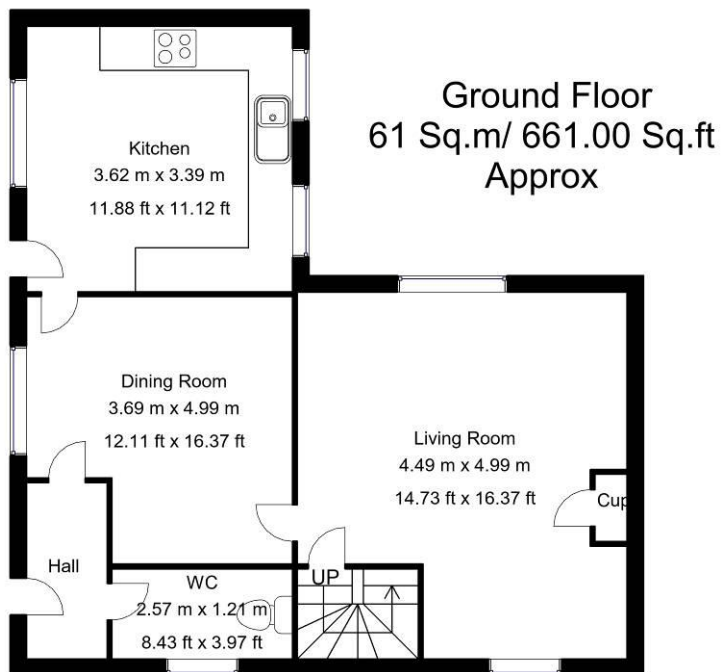
THE property is available to let, unfurnished, under an Assured Periodic Tenancy. The rent will be payable monthly, in advance by standing order, with the Tenant paying all usual outgoings in addition.

APPLICATION

Initial applications should be made directly with Jas. Martin & Co. by completing our on-line on application form at www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

Full Energy Performance Certificate available upon request from Letting Agents.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy performance certificate (EPC)

5 Bunnison Lane
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NOTTINGHAM
NG12 3FF

Energy rating

D

Valid until:

5 July 2036

Certificate number:

0572-3049-4203-9156-5204

Property type

Mid-terrace house

Total floor area

95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		