

**1 ASWARBY COTTAGES
ASWARBY
SLEAFORD
NG34 8SE**



TO LET

**A delightful Semi-Detached 3-bedroomed Cottage
Located in the centre of Aswarby, situated 3.5 miles South of Sleaford**

RENT £925 pcm - UNFURNISHED

**1 ASWARBY COTTAGES
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GENERAL REMARKS

Oil Central Heating

The property is a delightful Semi-Detached Cottage with larger than average front and rear gardens, private driveway.

ACCOMMODATION

Ground Floor

Entrance Hall

Kitchen

Dining Room

Bathroom and Shower Room/wet room



First Floor

Master Bedroom

Bedroom 2

Bedroom 3

Outside

The property has large sized gardens, with a brick built outbuilding/store. The property also benefits from off road parking.



SERVICES

MAINS water, electricity are connected to the property.

Shared Septic Tank

THE property is in Council Tax Valuation Band B, Council Tax payable for the year ending 31st March 2027, amounts to £1,818 approx.

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.

A refundable deposit of £925 will be collected at the start of the tenancy, together with the first month's rent of £925. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

THE rent excludes all other outgoings.

APPLICATION

INITIAL applications should be made direct with Jas Martin & Co. by completing our on-line form www.jasmartin.co.uk

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

Energy performance certificate (EPC)

1 Cottage Aswarby SLEAFORD NG34 8SE	Energy rating	Valid until: 23 March 2030
	E	Certificate number: 8893-4986-2729-1427-9913

Property type	Semi-detached house
Total floor area	106 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 E. 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

