



King & Co.

TANGLEWOOD, HALL DRIVE,
CANWICK, LINCOLN, LN4 2RG
£1,200 PCM DEPOSIT £1,380





- ~ Available from: 17th January 2025
- ~ Council Tax Band: C
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



This three-bedroom detached home is located in the popular village of Canwick with easy access to the city of Lincoln. It has been recently redecorated and benefits from a modern kitchen, family bathroom, large garage, parking and mature gardens

ENTRANCE HALL

15' 3" x 15' 10" (4.67m x 4.84 m narrowing to 1.09m)
With UPVC doors to both front and rear elevations, windows to front and side elevation, radiator.



INNER HALL

Stairs rising to first floor and radiator.

LOUNGE

12' 11" x 23' 8" (3.95m x 7.22m) patio doors leading out to the adjacent side patio, electric fire, radiator and carpet.

KITCHEN

16' 11" x 9' 5" (5.17m x 2.89m) With a range of country style units fitted to eye and base level with wood effect work surface.

Also with integral fridge and freezer, oven and grill, stainless steel four ring gas hob inset to work surface, appropriate wall tiling and UPVC door to side elevation.

FIRST FLOOR LANDING

Access to loft space, airing cupboard housing central heating boiler, coving and carpet.

BEDROOM 1

12' 10" x 11' 5" (3.92m x 3.50m) With window, radiator and fitted carpet.

BEDROOM 2

11' 5" x 11' 10" (3.50m x 3.61m) With window, radiator and fitted carpet.

BEDROOM 3

8' 11" x 9' 6" (2.72m x 2.92m) With window, radiator and fitted carpet.

BATHROOM

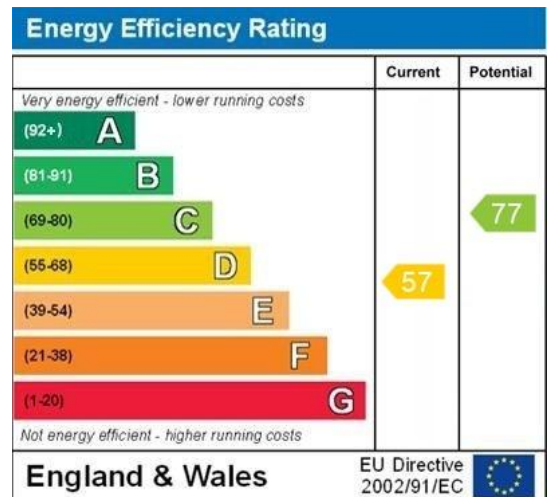
10' 11" x 5' 7" (3.35m x 1.72m) With P- shaped bath having chrome mixer shower unit over, pedestal wash and basin, close couple WC, two windows to side elevation, four flush ceiling down-lights, chrome ladder style heated towel rail and appropriate wall tiling.

OUTSIDE

To the front of the property there is a steep driveway, steps to the front door and established trees.

To the rear there is parking, a garage, patio area and a low maintenance garden.





At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

Before you move in

A formal application with supplementary documentation will be required for all rental properties. The first month's rent and deposit of 5 weeks rent are due in full upon or prior to signing the tenancy agreement. This payment must be by cash or online payment; however, the funds must be in our account for keys to be released.

During your tenancy

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted Payments

Payment of £50 inc VAT if you want to change the signed tenancy agreement – examples of this are permission for an additional person to occupy the property, permission for a pet in the property, decoration.

The payment for a new key / security device to the property. A charge of £15 per hour may be charged in exceptional circumstances.

Payment of any unpaid rent or any other reasonable costs associated with your early termination of the tenancy such as the landlords reletting costs (costs are displayed on our website).

During the Tenancy (payable to the provider) if permitted and applicable

- Utilities – Gas, Electricity, Water, Oil, Green Deal Payments
- Communications – Telephone and Broadband
 - Installation of cable/satellite
- Subscription to cable/satellite supplier
 - Television License
 - Council Tax

Other Permitted Payments

Any other permitted payments, not included above, under the relevant legislation scheme including contractual damages – examples of which include the payment to a contractor if you fail to attend a confirmed appointment, damages caused to the property due to the negligence of the tenancy for such items as blocked drains (eg. nappies flushed down the w.c). Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

Tenant Protection

King & Co is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Notes to potential tenants

The tenancy is for a period of a minimum of six months unless otherwise previously agreed with the Agent/Landlord. Tenants must be aged 21 years or over.



Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217
Date of issue: 21/06/2024
Expiry date: 20/06/2025


Eddie Hooker
Client Money Protect

