JAS. MARTIN & CO. — CHARTERED SURVEYORS LAND AGENTS AND VALUERS —

MOUNT PLEASANT
HIGH STREET
SOUTH FERRIBY
BARTON ON HUMBER
NORTH LINCOLNSHIRE
DN18 6HZ



TO LET

Detached four bedroomed house located in the middle of the village with garden, outbuildings and off road parking. Gas fired central heating.

UPVC windows. New bathroom and recently decorated throughout.

RENT £895 pcm - UNFURNISHED

MOUNT PLEASANT HIGH STREET SOUTH FERRIBY NORTH LINCOLNSHIRE

GENERAL REMARKS

A detached cottage which has been renovated to provide accommodation in a series of spacious, large rooms. The outbuildings provide extra storage space. The house lies close to the centre of the village.

ACCOMMODATION

Ground Floor:

Hallway

Shower Room

Lounge

Dining Room

Kitchen

First Floor:

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Outside:

Outside there are a series of outbuildings, and garaging and garden.



SERVICES

We understand all main services are connected to the property. Central heating is to radiators from a gas fired boiler.

COUNCIL TAX

The Council Tax is Band C with the annual charge for 2022/2023 being approximately £1,781.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 6 months, which may continue thereafter at the Landlords discretion.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of £1,000 will be collected at the start of the tenancy, together with the first months rent of £895. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

APPLICATION

Initial applications should be made direct with Jas Martin & Co. using the form on our website at www.jasmartin.co.uk

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

References and a financial check will be required for the successful applicant agreement.

Energy Performance Certificate available upon request from Letting Agents.

Energy performance certificate (EPC)

Mount Pleasant High Street South Ferriby BARTON-UPON-HUMBER DN18 6HZ Energy rating

D

Valid until: 26 June 2032

Certificate number:

8332-8726-2100-0117-7226

Property type

Detached house

Total floor area

175 square metres

Rules on letting this property

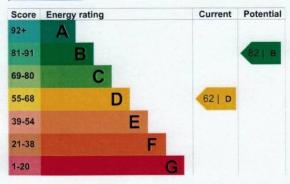
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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