







1, Field Farm, Brigg Road, Scotter, Lincolnshire, DN21 3HU

£895 per calendar month

- Available Mid December
- Semi Detached House
- Three bedrooms
- Rural edge of village location
- Recently refurbished
- Garden and parking

Recently refurbished semi detached rural three bedroomed cottage on the edge of the village of Scotter. Scotter offers a range of facilities including a range of small shops, a Co-op, takeaways and public houses. There is a well regarded primary and junior school, and also a doctors' surgery.

COMING SOON - AVAILABLE MID DECEMBER

** TO APPLY PLEASE EMAIL LETTINGS@BELLWATSON.CO.UK FOR AN APPLICATION PACK **.













The property comprises beautifully fitted kitchen/diner, dual aspect living room, downstairs wc, first floor with two double and a single bedroom, newly fitted family bathroom.
Outside there is a driveway with ample parking, front garden and a good sized garden to the rear.
LPG central heating, double glazed windows and doors.

KITCHEN DINER

Fully fitted kitchen comprising a range of base units, drawer unit, integrated cooker, hob and extractor fan. Space for washing machine and fridge. Wall mounted LPG boiler.

LIVING ROOM

Dual aspect living room with grey fitted carpet

WC

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

Newly fitted white bathroom suite with wc, wash basin, bath with shower over.

OUTSIDE]

Fully fence rear garden mainly laid to lawn.

SERVICES (NOT TESTED)

Mains water, electricity and drainage are connected to the property. There is a newly fitted LPG heating system with a boiler and radiator

COUNCIL TAX

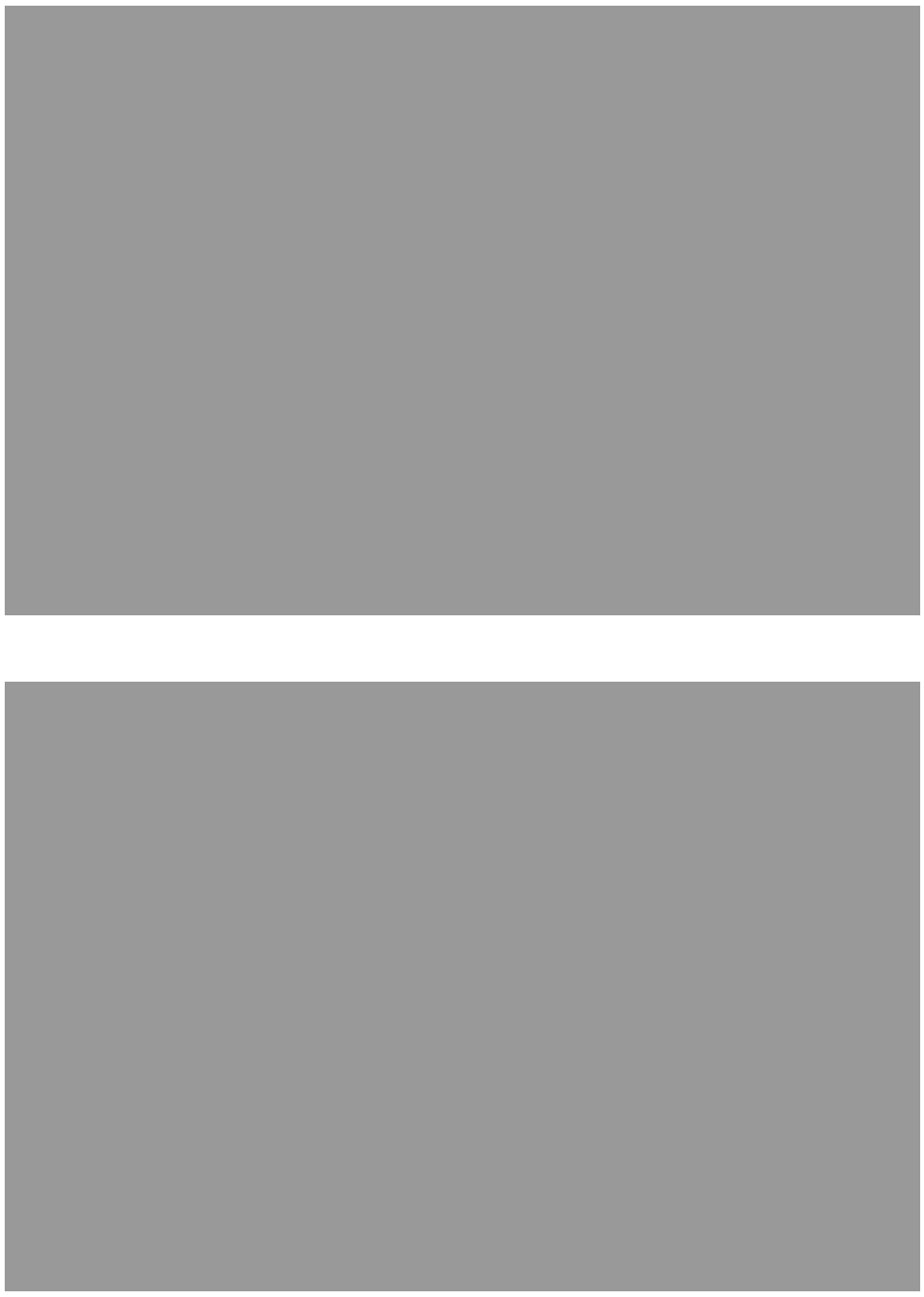
The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.

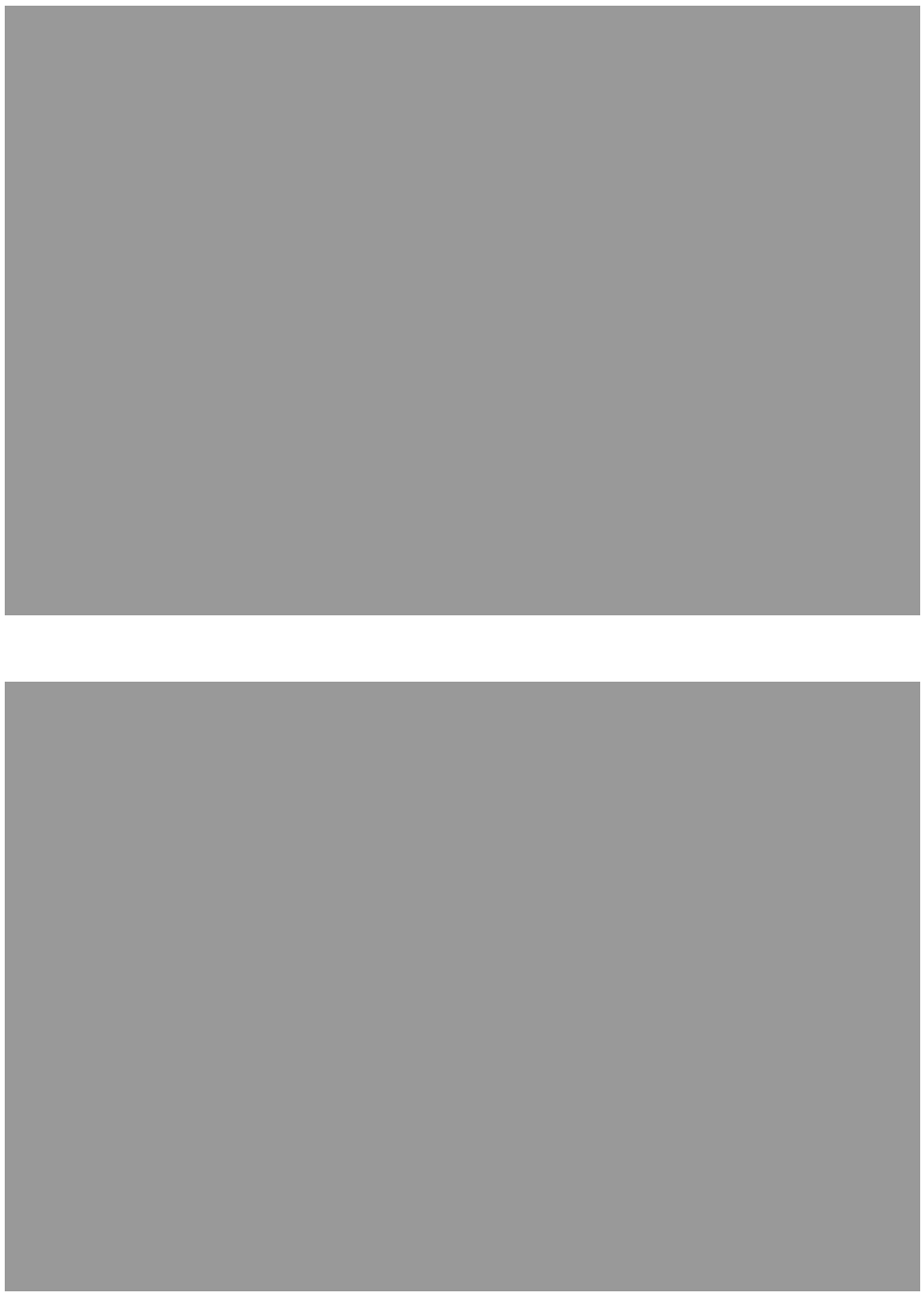
HOLDING DEPOSIT

A holding fee equivalent to 1 weeks' rent £206 will be taken upon application for a property following a successful viewing. This will secure the property for a maximum of 15 days unless otherwise agreed in writing. The fee will be deducted from the Tenancy Bond upon a Tenancy being successfully agreed.
BE AWARE that this Holding Fee will be retained if: you decide not to proceed with the tenancy or if you fail a Right to Rent check. It will also be retained if you have provided false or misleading information or if you fail to provide all the necessary information within 14 days.

LEASE INFORMATION

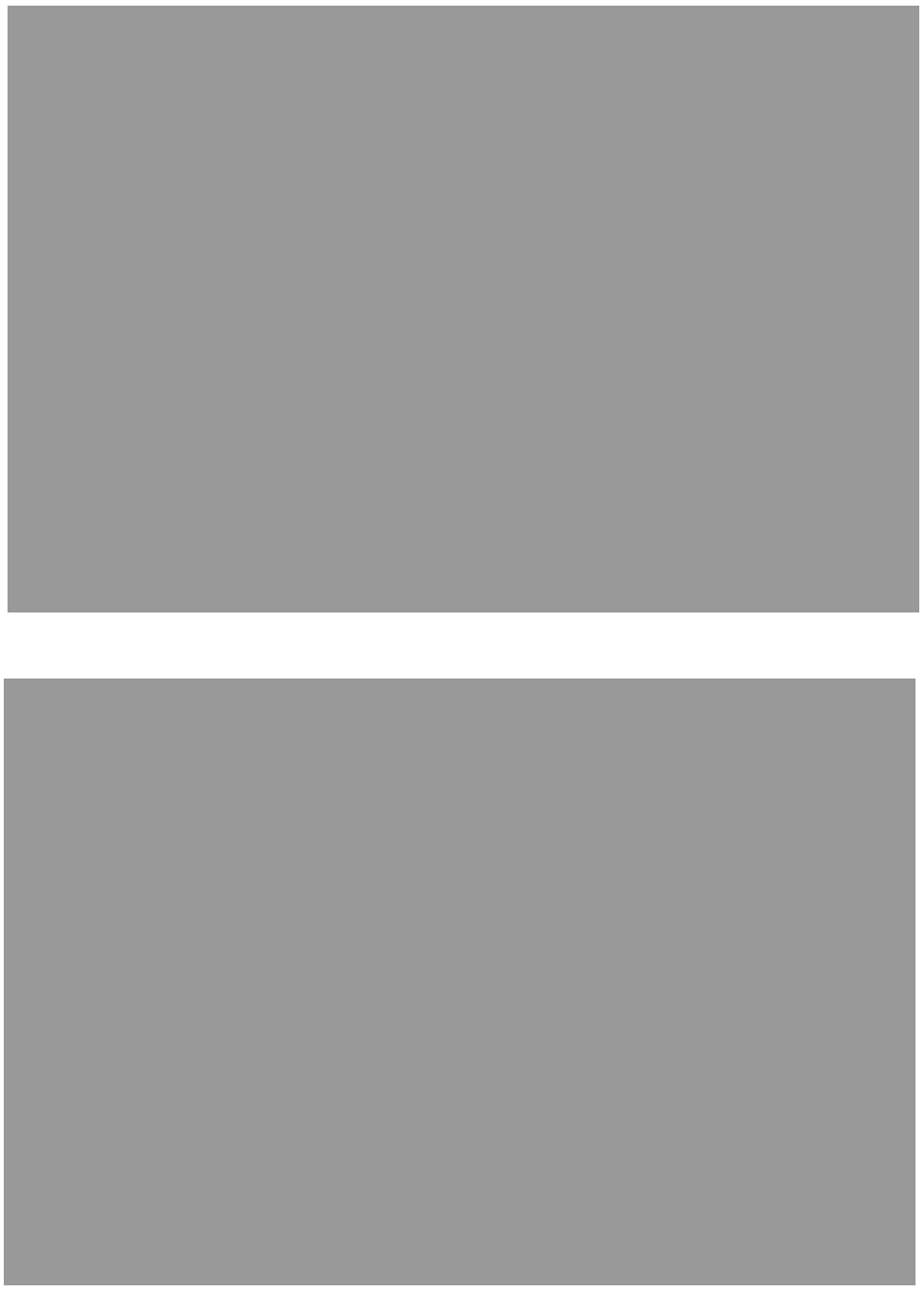
The rent is payable monthly in advance by standing order, with the tenant responsible for all utilities – electric/water & sewerage/Council Tax and TV Licence etc. A refundable deposit of £1030 will be collected prior to the tenancy agreement being signed together with the first month’s rent. The deposit is returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

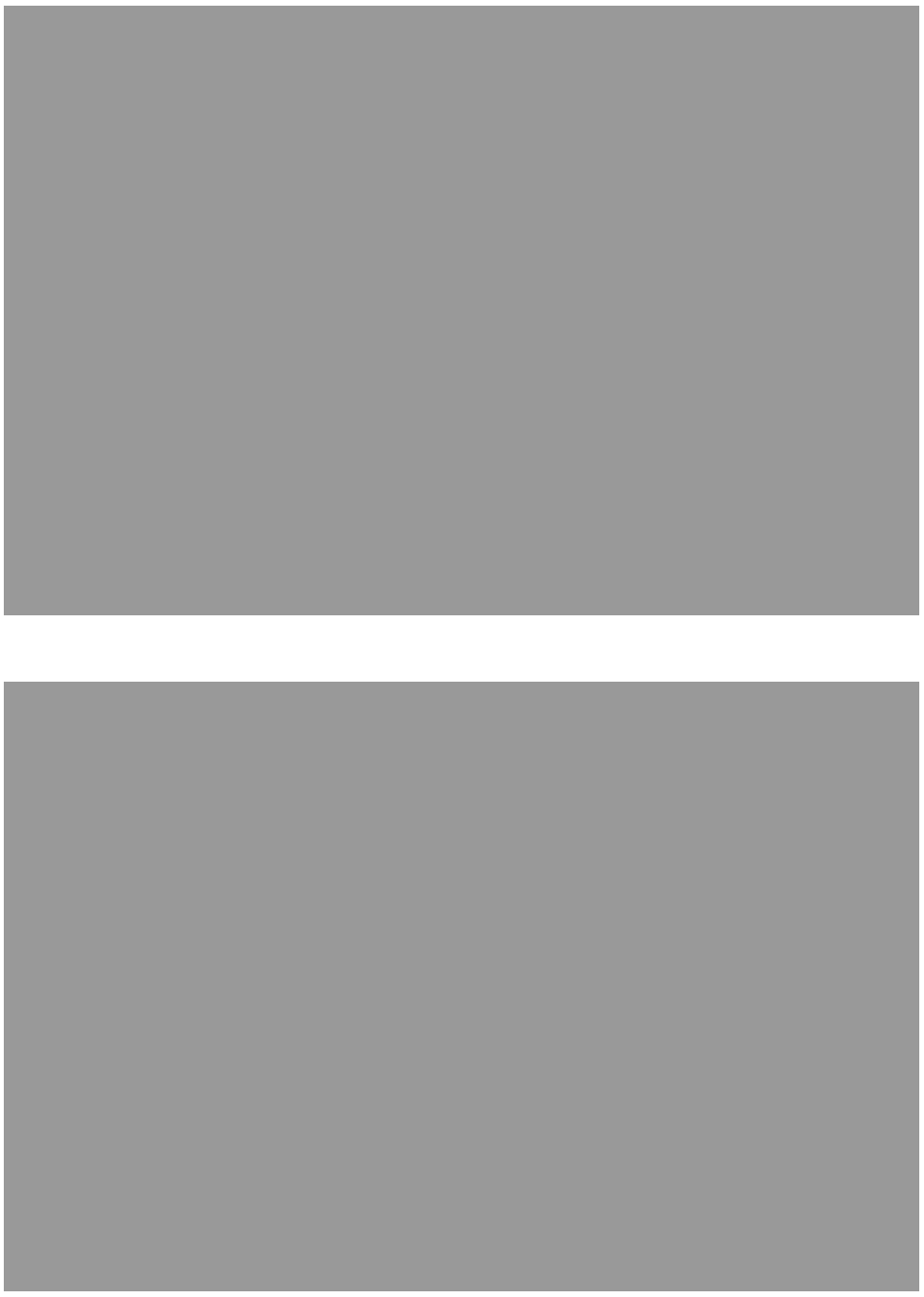
















PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.