



Willson

Woodville Westfield Lane, Alford

£750 Per Month

SINCE 1842

Willsons

PROPERTY PROFESSIONALS

Woodville, Westfield Lane
Cumberworth, Alford
Lincolnshire, LN13 9LG

"AGENTS COMMENTS"

Spacious 2-bedroom detached bungalow based next to active working farms located in the rural village of Cumberworth, Alford. Property benefits from electric underfloor heating and UPVC double glazing throughout. The property consists of two double bedrooms, shower room, kitchen/diner, lounge and utility room. Benefitting from a driveway for off road parking for multiple cars and a large open garden space backing on to views of Lincolnshire countryside. Council tax band A. EPC Rating C. Deposit £836.53

"ABOUT THE AREA"

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How to view

If you would like to apply to view this property, complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday

Holding deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £167.30, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £836.53

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

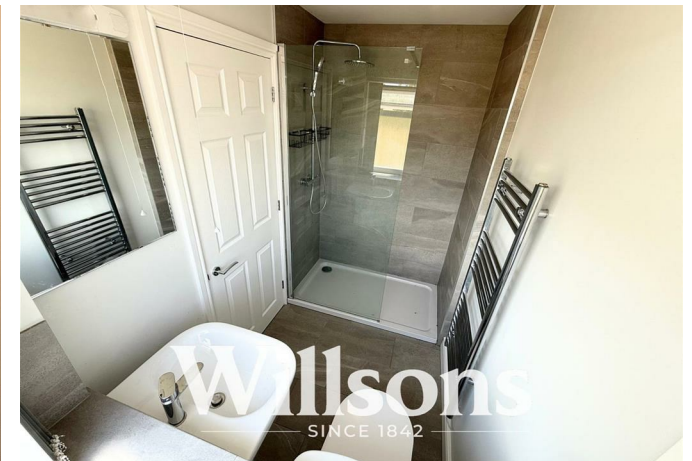
Accommodation

Spacious 2-bedroom detached bungalow located in a rural location next to an active farm in Cumberworth, Alford.

Utility

8'3" x 5'6" (2.54 x 1.69)

UPVC double glazed door leading to rear garden, electric underfloor heating, stainless steel sink and drainer, wall and base unit with work surface, space for dryer, thermostat, double cupboard housing electric boiler and water tank, sockets and switches.



Kitchen / Diner

9'9" x 20'0" (2.98 x 6.11)

Two UPVC double glazed double windows with fitted vertical blinds, electric underfloor heating, double stainless steel sink and drainer, range of wall and base units with under counter spotlights, electric oven with 4 ring hob and overhead extractor fan, space for washing machine, space for under counter fridge, electric smart meter, thermostat, TV connection point, sockets and switches.

Lounge

9'8" x 11'7" (2.97 x 3.55)

UPVC double glazed windows with fitted blinds, underfloor electric heating, thermostat, TV connection point, internet connect point, sockets and switches.

Bathroom

4'8" x 7'4" (1.44 x 2.26)

UPVC double glazed window with fitted blinds, electric underfloor heating, heated towel rail, large shower cubicle with duel shower heads, extractor fan, toilet, pedestal hand basin, mirror with over head light and shaving points.

Bedroom 1

9'9" x 13'1" (2.98 x 4.00)

UPVC double glazed windows with fitted blinds, electric underfloor heating, thermostat, Tv connection point, sockets and switches.

Bedroom 2

13'1" x 10'6" (3.99 x 3.21)

UPVC double glazed windows, electric underfloor heating, 2 gifted 3 door wooden wardrobes, TV connection point, thermostat, sockets and switches.

Hallway

26'4" x 3'4" (8.03 x 1.03)

UPVC front door, electric underfloor heating, thermostat, sockets and switches.

Services

Underfloor heating throughout





Viewing Care should be taken when viewing, you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

FLOORPLAN

Not to scale

For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

