

**55 PAPPLEWICK LANE**

**HUCKNALL**

**NOTTINGHAM**

**NG15 8EE**



**£725 PCM EXCLUSIVE**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ

**TENURE**

Freehold

- Semi-Detached Property
- Three Bedrooms
- Garage & Driveway
- UPVC Double Glazed
- Gas Central Heating
- Large Front & Rear Gardens
- Popular Location
- Viewing Highly Recommended

**55 PAPPLEWICK LANE, HUCKNALL, NOTTINGHAM.**

**DIRECTIONS**

On leaving our Hucknall office turn right onto the High Street, at the traffic lights turn left onto Station Road, continue along this road and at the mini roundabout turn left onto Papplewick Lane. The property will be located on the left and will be easily identified by our 'To Let' board.

**This is a three bedroom semi-detached property occupying a large plot within a very popular and convenient location, close proximity to schools, leisure centre, train, tram and close to Hucknall Town centre and all its amenities.**

Wrought iron gated access to lengthy driveway providing parking for a number of vehicles. Please note the garage is not water tight and can only be used for storage for certain items. The front gardens are laid to lawn.

UPVC double glazed door into:

**PORCH WAY**

With ceiling light point, floor tiling and doorway into:

**HALLWAY**

With radiator, power points, ceiling light point, smoke alarm, ceiling coving, under stairs storage cupboard and stairs to first floor landing.

**LOUNGE**

**12' x 14' max** With large UPVC double glazed window overlooking front gardens, radiator, power points, ceiling light point and ceiling coving.



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**SITTING ROOM**

7'6" max x 13' With coal effect gas fire, UPVC double glazed patio doors opening onto and overlooking the rear garden, radiator, power points, ceiling light point, TV aerial point and ceiling coving.



**KITCHEN**

9'9" x 6'9" With UPVC double glazed window to the side, UPVC double glazed door opening onto driveway, wall and base units with roll top work surfaces, single drainer sink with mixer taps, power points and ceiling light point.

**LANDING**

With UPVC double glazed window to the side, power points, wall light points, smoke alarm and ceiling coving.

**BEDROOM ONE**

11'6" x 13' With UPVC double glazed window overlooking rear garden, thermostatically controlled radiator, power points, ceiling light point and fitted wardrobes.



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**BEDROOM TWO**

12' max x 11' With UPVC double glazed window overlooking front garden, thermostatically controlled radiator, power points, ceiling light point and ceiling coving.

**BEDROOM THREE**

6' x 7'6" With UPVC double glazed window to the front, power points, ceiling light point and thermostatically controlled radiator.

**BATHROOM**

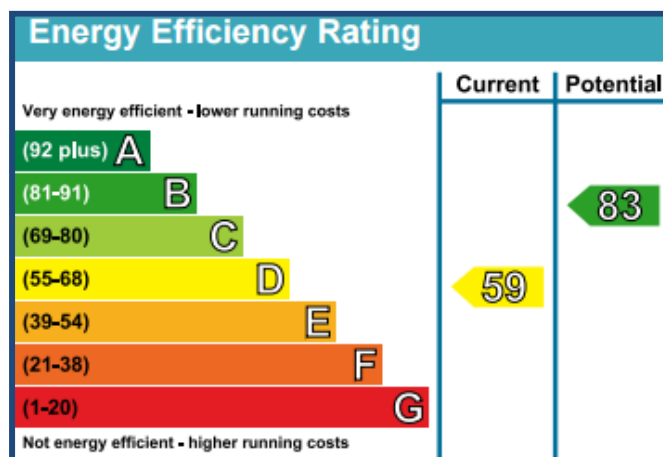
With wall tiling, three piece suite comprising closed coupled W.C, pedestal wash hand basin, panelled bath with telephone shower head mixer tap, thermostatically controlled radiator and ceiling light point.

**OUTSIDE**

To rear of the garden there is a patio area, outside brick store, large lawn, a number of shrubs, plants and trees.



**EPC GRAPH**



**Council Tax Band: C**

**Local Authority: Ashfield District Council**

**TENANCY INFORMATION AND COSTS**

**APPLICATION**

All prospective Tenants have references taken upon them and there is a fee of £200 per property for 1 applicant and £100 per additional applicant, which is not refundable under any circumstances. Should a guarantor be required for any reason, an additional non-refundable £100 will be payable. This fee also acts as a holding deposit as we don't accept multiple applications and work on a first come first served basis.

**TENANCY AGREEMENT**

The property will be available on an Assured Shorthold Tenancy for an initial period of six months. This may be extended after this period subject to approval from the landlord. You *must* be at least 18 years old in order to enter into an Assured Shorthold Tenancy.

The costs for preparing the legal tenancy agreement will be £85 plus VAT which should be paid in advance and is not refundable under any circumstances.

**THE APPLICATION AND TENANCY AGREEMENT FEE (£402.00 based on 2 applicants) ARE BOTH PAYABLE UPON APPLICATION.**

**RENT**

The rent on all our properties is payable in advance. Therefore you will be required to pay a month's rent in advance on commencement of the tenancy.

**DAMAGE DEPOSIT**

The Tenant will be expected to pay a deposit equivalent to a month's rent PLUS £100 or £500, being the minimum. i.e. if the rent on the property is £375 pcm then the deposit will be £500. This will be returnable at the end of the term but may be subject to deductions for any damage to decorations, fixtures and fittings or any outstanding cleaning charges

Where Landlords do accept pets, then a pet deposit of £100 may be required.

Typical Costs on one person moving into a property

Application Fee based on 2 applicants	£ 300.00
Tenancy Agreement	£ 102.00
First Months Rent in Advance	£ 725.00
Damage Deposit	£ 825.00
<b>TOTAL</b>	<b>£1,952.00</b>

However, this amount is not all payable all at once. To start with we only require the £300 referencing fee (based on 2 applicants) **and** the £102 for the preparation of a tenancy agreement. Providing the application comes back acceptable, we would then require the first month's rent and damage deposit at least 5 working days prior to the move in date.

If you require any additional information then please don't hesitate to ask.

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### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.