



£1,500 PCM

COUNCIL TAX BAND: E



The Barn House 9 Chapel Lane, Lincoln, LN1 3AZ

- Four bedroom family home
- Open plan kitchen, dining and living area
- Large terraced garden
- Gas central heating
- Council Tax Band E
- Off road parking for several vehicles
- Integrated appliances in the kitchen
- Detached house
- Sought after location

Rights & restrictions

EXCEPT AND RESERVING unto the Vendor and its successors in title and assigns the right for the Vendor and its authorised agents servants and tenants to enter upon the property with all necessary workmen and appliances at all reasonable times and upon reasonable prior notice to execute repairs decorations or alterations to the Vendor's adjoining boundary wall and garage where such works would not otherwise be reasonably practicable all damage thereby occasioned being made good as soon as possible by the person or persons exercising such right.

THE PURCHASER FURTHER COVENANTS with the Vendor as follows but so as not to render itself personally liable for any breach of covenant committed after it has parted with all interest in the property hereby conveyed:-

- (a) Not to use the property hereby conveyed for any purpose other than for landscaping or garden land in association with the development of the builder's yard and the property known as Ivy Cottage to the east of the property hereby conveyed
- (b) Not to cause any damage or disturbance whatsoever to the remains of the Roman Wall situated on the property hereby conveyed

(c) To protect the existing semi-mature trees growing upon the property hereby conveyed

(d) Within three calendar months from the date hereof to erect at its own expense a good and sufficient boundary fence or wall along the unfenced part of the western boundary of the property hereby conveyed marked with a "T" mark inwards on the plan annexed hereto."

NOTE: The "T" mark referred to in paragraph (d) above affects the Western boundary of the land in this title.

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The property is set in the highly sought after cultural quarter of Lincoln, in the heart of the Bailgate.

Internally this detached family home features four bedrooms set across the first and second floor, with an ensuite and a family bathroom featuring a shower over the bath plus a separate cloakroom.

The ground floor comprises of a large open plan lounge, dining and kitchen space with patio doors leading to the terraced garden. The kitchen features integrated appliances.

Outside the feature terraced garden includes a decking area. Driveway parking included. Gas central heating.

This is a unique opportunity to let a characterful family home in a exclusive area of Uphill Lincoln, on the door step of an abundance of historical and cultural sights as well as local amenities.

Contact our friendly team at Cloud today to arrange your viewing.

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

The property is affected by known rights or restrictions; open the brochure for further details.

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

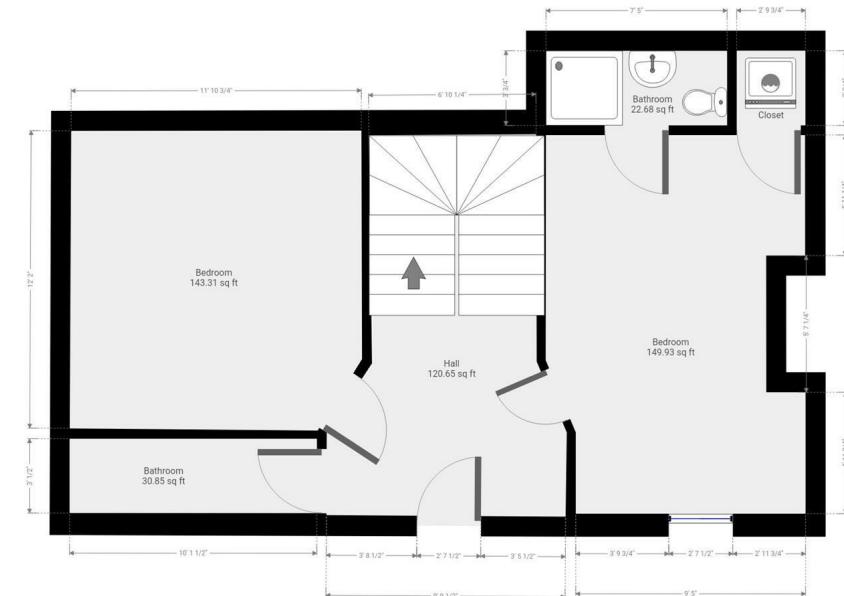
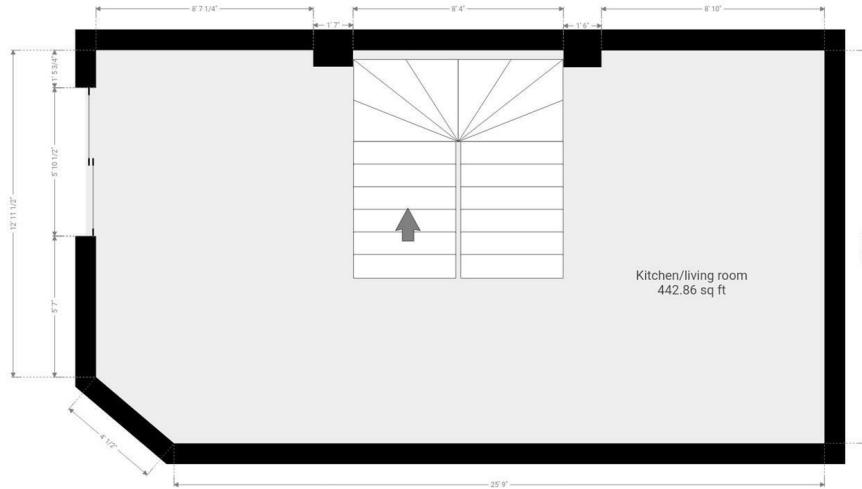
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Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.

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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m