

## School Lane, Kings Ripton, PE28 2NL (Ref: R267)

Five bedroom detached house - £2000 PCM + £200 admin fee (other fees may apply)



### Description

**This large detached property is located within extensive grounds in this picturesque village and, although tastefully modernised, retains many period features. The accomodation comprises of kitchen/breakfast room, utility room, lounge with open fire, dining room with log burner, five bedrooms, three en-suite bathrooms, family bathroom, large gardens (the rent includes a gardener) and driveway with parking for several cars.**

## Property Details (Ref: R267)

Bedrooms:	5 (3 en suite)
Reception Rooms:	3
Bathrooms:	1
Furnished:	<input type="checkbox"/>
Available:	01 August 2017
Deposit:	£2,000.00
Council Tax Band:	F
EPC Rating:	E
Rent:	£2000 PCM + £200 admin fee (other fees may apply)
Pets Considered:	<input checked="" type="checkbox"/>
Children Allowed:	<input checked="" type="checkbox"/>
Smokers Considered:	<input type="checkbox"/>
Sharers Allowed:	<input type="checkbox"/>
Garden:	Large established gardens
Parking:	Parking for several cars

## Kings Ripton

### TENANT ADMINISTRATION FEES

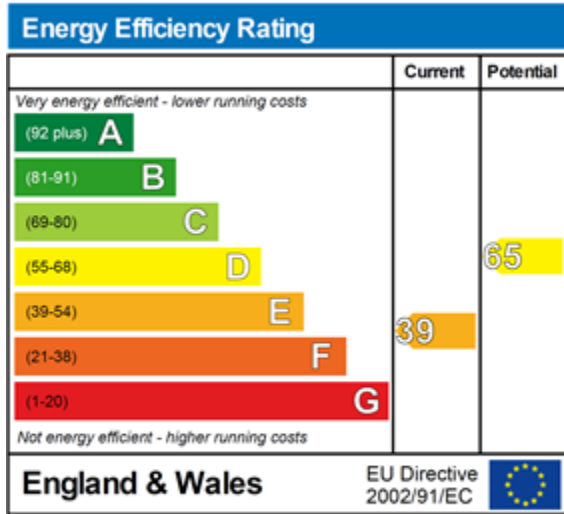
#### Our standard tenant administration fees are as follows:

- Up to two Applicants - £200
- Additional Applicant - £50
- Guarantor - £50
- Pets Deposit - maximum £175
- Late Rent Payment - £25
- Renewal of Tenancy Agreement - £30
- Addition of Name to Tenancy Agreement - £30
- Provision of Written Reference - £40

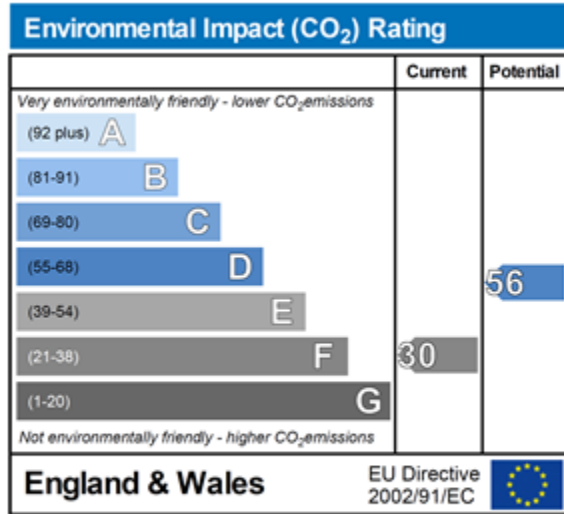
All the above fees are inclusive of VAT.

# Energy Performance

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.