



18 Tealby Street, Lincoln, LN5 8BS

£120 Per Week

- Three bedroom house, one room available.
- 2 En-suite rooms with additional bathroom (reserved for 24/25)
- On-street parking
- Close to High Street shops and restaurants
- Council Tax Band A
- Enclosed rear yard
- High Street Location
- Walking distance to Lincoln University
- Only £200 deposit pp
- Available 24/25



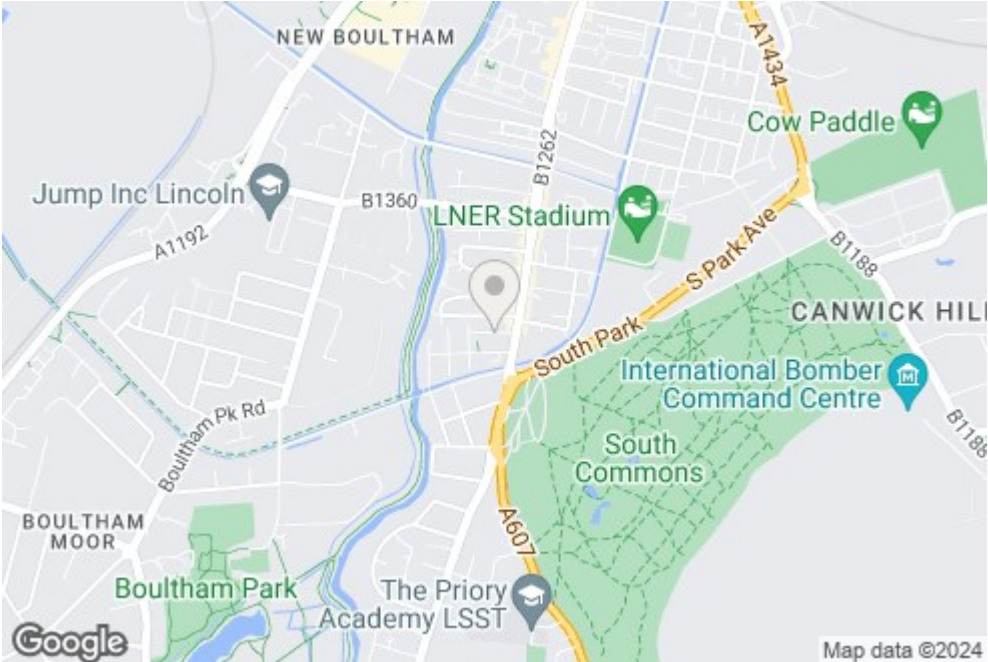
Room size measurements are achieved by measuring between internal walls. Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m.

Rights & restrictions

The land has the benefit of the following rights granted by the Conveyance dated 22 February 1910 referred to in the Charges Register:- Together with rights of way over and drainage through the sewer under Tealby Street aforesaid in the same manner as if it were a public highway.

No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 September 2023 in favour of Landbay Partners Limited referred to in the Charges Register or their conveyancer.

1. Private Dwellinghouses and Shops with the usual outoffices only shall be erected on the said plot of land hereinbefore described and the same shall be built up to the margin of Tealby Street and parallel therewith. 2. No noisy noxious or offensive trade or business shall be carried on upon the said hereditaments herein before described or in or upon any building to be erected thereon.

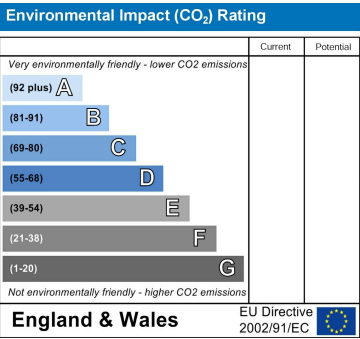
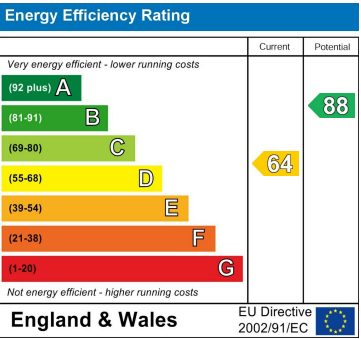


For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit:
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>



Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (m3)
1	10000	3000	125
2	13000	3400	130
3	16000	4000	165
4	20000	5000	190
5	25000	6000	215
6	30000	7000	240
7	34000	8000	270
8	38000	9000	290
9	41000	10000	310
10	44000	11000	330

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled. The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.

Council Tax Band A