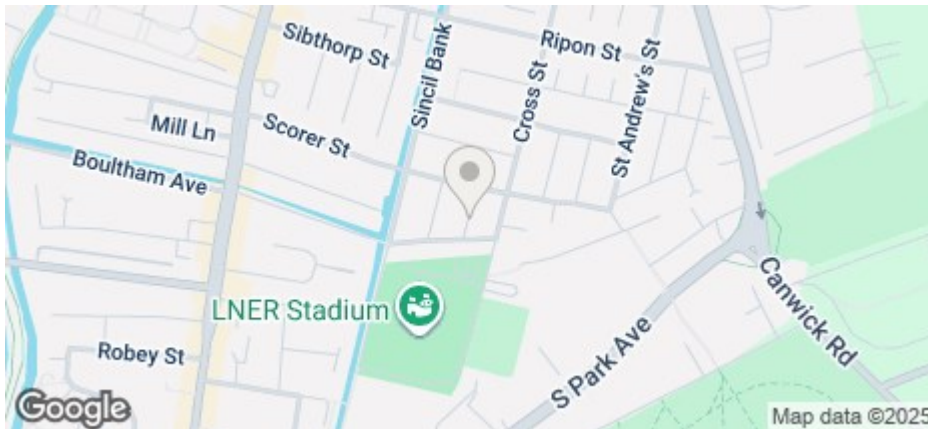




5 Dunlop Street, Lincoln, Lincs, LN5 7XG

£150 Per Week

COUNCIL TAX BAND: A



- Enclosed rear garden
- Virgin media internet
- Deposit only £200pp
- Modern furnishings
- Council Tax Band A

- Price displayed is per person based on 2 tenants renting the property
- View the virtual tour
- Dishwasher included
- On-street permit parking
- Available for 26/27

Rights & restrictions

(i) a right of way on foot only over that part of the Transferors' retained land (hereinafter called "the Retained Land") shown cross hatched black on the Plan annexed hereto and (ii) a right to use all sewers drains and water courses now laid or to be laid within 80 years of the date hereof (hereinafter called "the Perpetuity Period") in or upon the Retained Land or any part thereof and freely to run and pass water and soil through and along the same or any of them EXCEPTING and RESERVING unto the Transferors and their successors in title for the benefit of the Retained Land:- (i) a right of way on foot only over that part of the property hereby transferred and hatched black on the plan annexed hereto and (ii) a right to use all sewers drains and water courses now laid or to be laid within the Perpetuity Period in or upon the property hereby transferred or any part thereof and freely to run and pass water and soil through and along the same or any of them AND IT IS HEREBY AGREED and DECLARED by the Transferors and the Transferee for themselves and their successors in title that the costs of maintaining repairing or replacing the land shown hatched and cross hatched black on the Plan annexed and all pipes wires cables and all other matters of a joint nature shall be borne at the equal expense of the owners or occupiers of the land hereby transferred and the Retained land.

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>

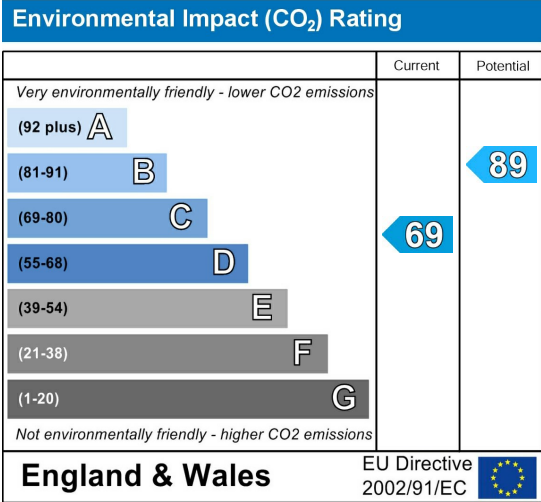
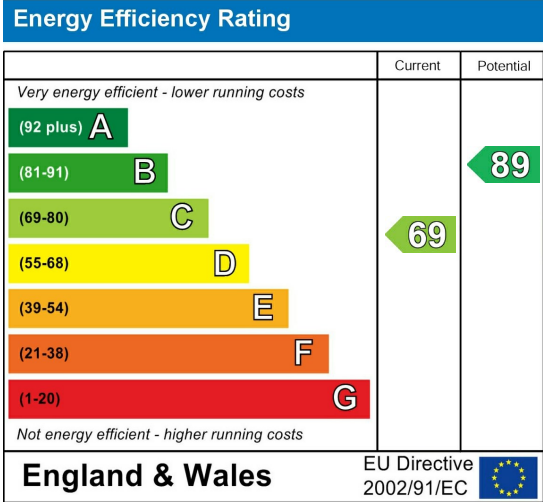
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Two bedroom house located close to the City Centre and within walking distance of the University, Train Station and Bus Station.

The property comprises of two double rooms, a study, a modern fully fitted kitchen, lounge, and shower room.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

Price displayed is as per person per week

The deposit payable on the first day of your tenancy is just ****£200.00**** per person along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The total rent due for the property will increase by £28.99 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

Don't miss out on this great property. Contact our friendly team at Cloud Lettings today to arrange your viewing or book a slot online for a time convenient to you!

See downloadable brochure for more details.

Call - 01522 802020

email - info@cloudlettings.co.uk

WhatsApp - 07908 557770

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.

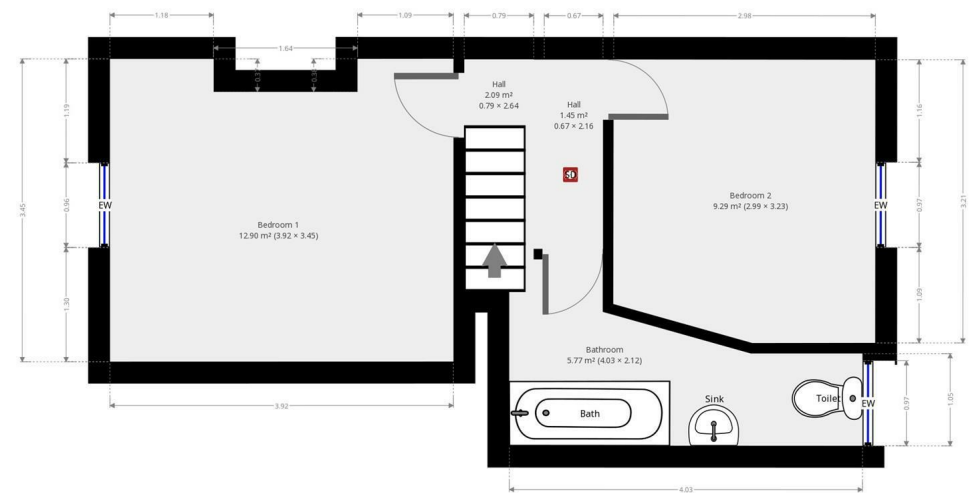
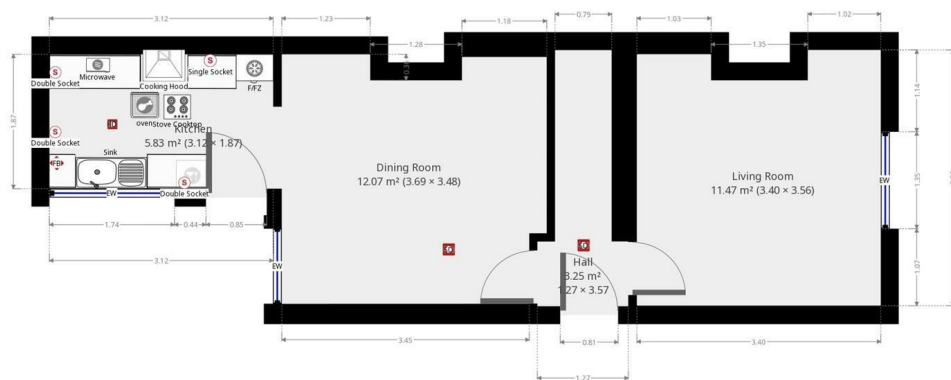
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

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/>.

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





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