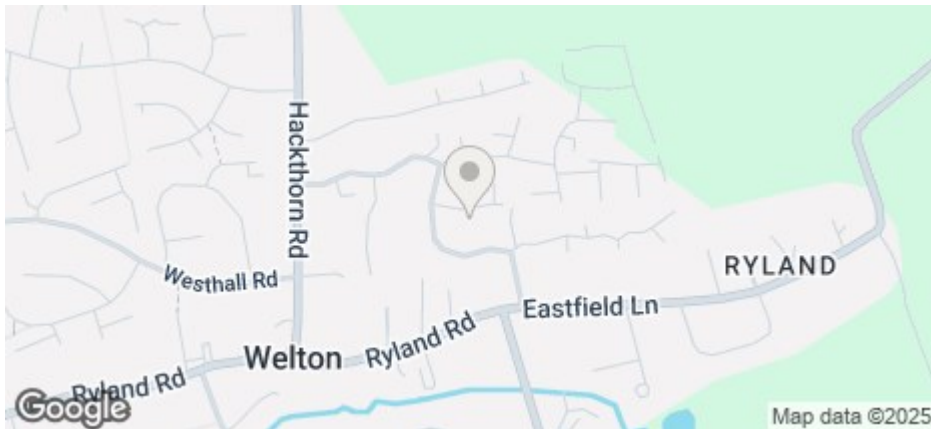




12 Halfpenny Close, Welton, Lincoln, LN2 3FH

£900 PCM

COUNCIL TAX BAND: A



- Modern townhouse
- Modern kitchen and separate lounge
- Separate ground floor w/c
- One allocated parking space
- Council Tax Band A
- Two double bedrooms
- Family bathroom with shower over bath
- Enclosed garden with shed
- Great village location

Rights & Restrictions

FOR the benefit and protection of the retained land and each and every part thereof and so as to bind so far as may be the property hereby conveyed into whosoever hands the same may come the Purchaser hereby covenants with the Vendor to observe and perform the restrictive covenants and conditions set out as follows:-

(a) Not to use or cause or suffer or permit to be used the property hereby conveyed or any buildings erected thereon or on any part or parts thereof for any purpose other than as private dwellings in single family occupation with suitable outbuildings relating to the use of the property hereby conveyed as hereinbefore provided.

(b) Not to do or cause or suffer or permit anything to be done on the property hereby conveyed which may or grow to be a nuisance damage grievance or annoyance to the Vendor or the owners and occupiers for the time being of the retained land or any adjoining or neighbouring property or to do anything which may tend to depreciate or lessen the value of the retained land or any part or parts thereof.

(c) Not to use or suffer or permit to be used the property hereby conveyed or any buildings or erections erected on the property hereby conveyed or any part or parts thereof for any trade business or occupation by a trade or business whatsoever.

(d) Not to keep or suffer or permit to be kept any caravan or other mobile dwelling trailer boat commercial or trade vehicle of any description whatever on any part or parts of the property hereby conveyed without first obtaining the Vendors written consent in accordance with this covenant."

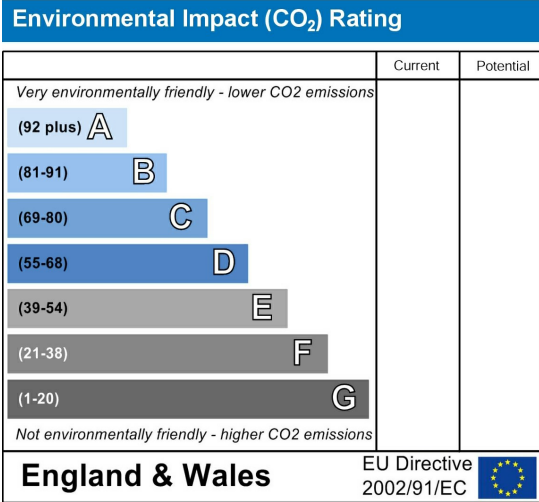
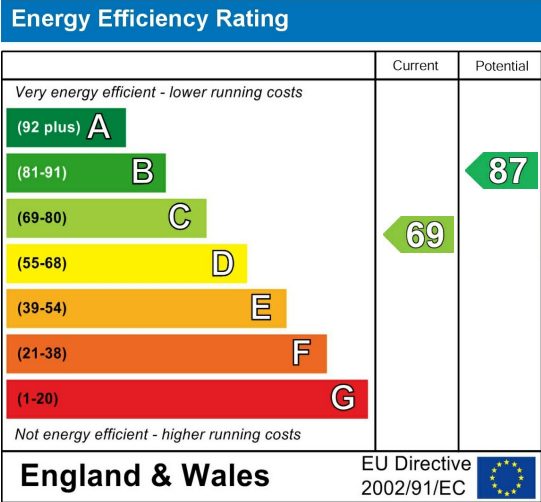
NOTE: The retained land is the property known as
Ryland House, Ryland Road.

1. Not to use or cause or permit to be used the

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>



Don't miss this lovely two bedroom town house in the popular village of Welton.

The property comprises of a good size lounge and separate kitchen and ground floor w/c. Upstairs are two double bedrooms and the family bathroom with shower over bath.

Outside is an enclosed rear garden and allocated parking for one car.

Gas central heating.

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

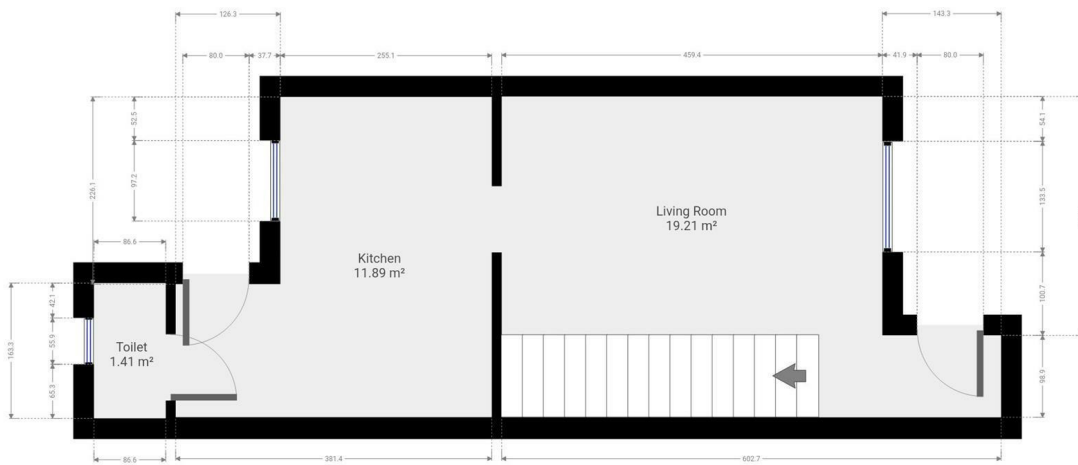
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For further details of all tenancy fees, please see our website here:
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Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details 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 included utility bills, internet, Council Tax or TV license payments.

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



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