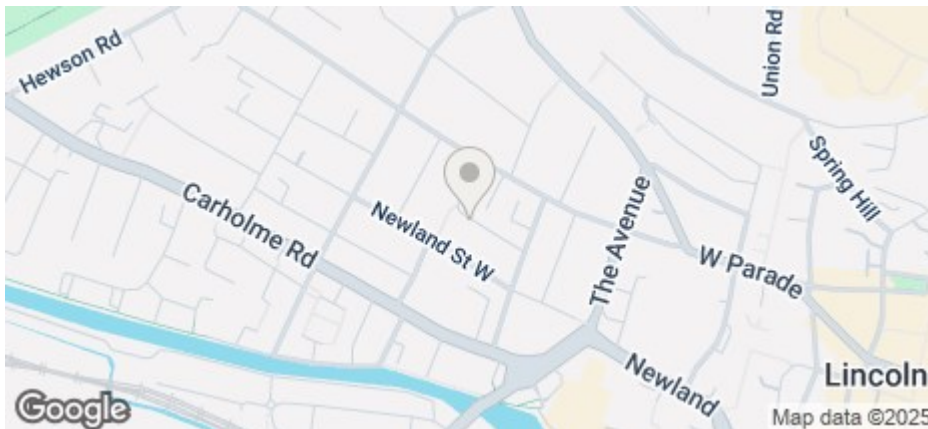




38 St. Faiths Street, Lincoln, Lincs, LN1 1QJ

£115 Per Week

COUNCIL TAX BAND: A



- Great West End location
- Modern shower room
- Permit parking available
- Wall Mounted TV
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- Homely accommodation
- Virgin Media Internet
- View the virtual tour
- Available for 26/27

Rights & restrictions

Subject nevertheless to the right of the owners and occupiers for the time being of Numbers 36 40 and 42 St. Faith's Street aforesaid of passage and way over and long such moiety of passage and TOGETHER ALSO with the right of passage for the purchasers over and along the Eastern moiety or half part of the said paasage TOGETHER WITH and SUBJECT TO (a) all rights of passage and way for the owners and occupiers for the time being of the two adjoining dwellinghouses on the West side Numbers 40 and 42 St. Faith's Street over and through the yard of the premises thereby conveyed to and from the said passage from and to the rear of such respective dwellinghouses all rights of drainage and passage of water and soil from the dwellinghouses thereby conveyed

(in common with numbers 36 40 and 42 St. Faith's Street aforesaid and any other adjoining houses) through the drainage pipes lying under the property thereby conveyed) and under the said passage into the main sewer in St. Faith's Street aforesaid on payment of a proportionate part of the expenses of repairing and maintaining such passage yard and line of drainage pipes and (c) all other rights and privileges (if any) of a continuous nature then and hitherto used and enjoyed or suffered in connection with the property thereby conveyed and which had that property and the adjoining property of the Vendor known as Numbers 36, 40 and 42 St. Faith's Street aforesaid belonged to different owners would have been easements quasieasements or privileges in the nature of easements and such rights and privileges shall continue to be used in common by the owners and occupiers of the respective properties affected thereby such owners and occupiers paying their fair proportion according to user of the cost of repairing and maintaining the subject of such common user.

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>

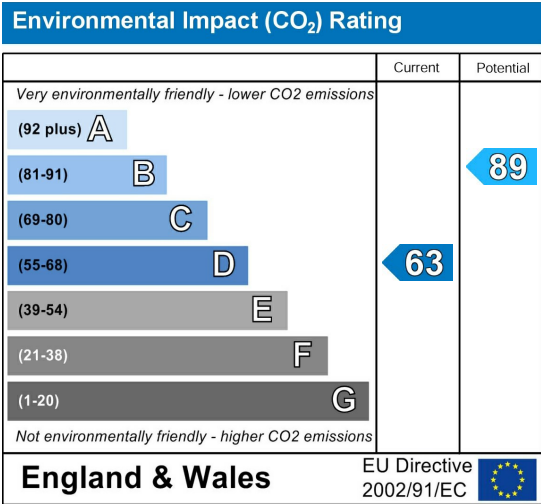
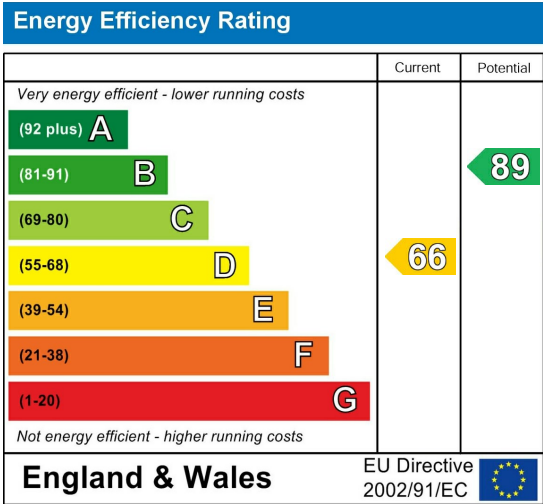
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Fantastic West End location for this three bedroom house very close to the University. The property includes an open plan lounge/diner and fully fitted kitchen, bathroom and three double bedrooms. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.

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.

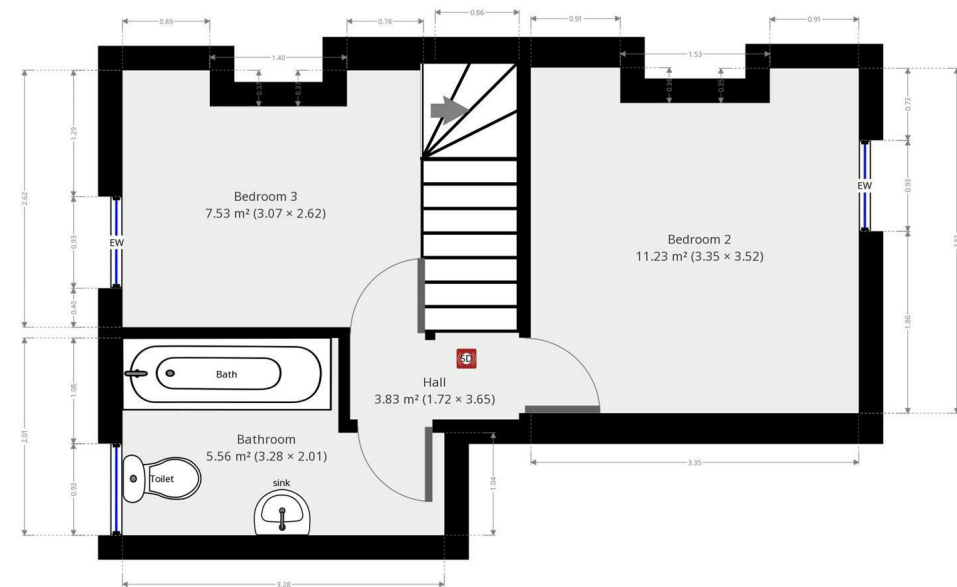
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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