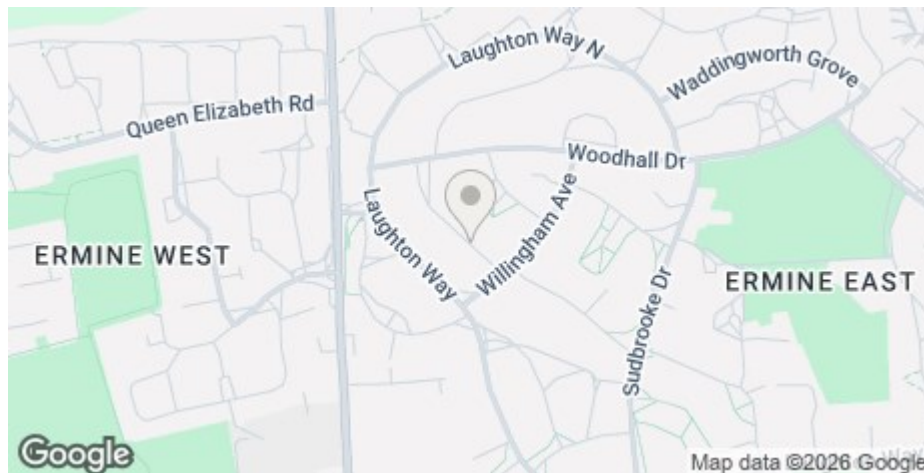




## 17 Torrington Road, Lincoln, Lincs, LN2 2DP

£460 Per Week

Council Tax Band A



- Four double rooms
- Off-street parking for up to two cars
- Great Uphill location
- Close to Lincoln Bishop University
- Available January 2026
- Wall mounted TV
- Deposit of only £200pp
- Large garden with secure shed
- Council Tax Band A

Great Uphill location, within walking distance of Lincoln Bishop University. Four double rooms. Large garden with secure shed.

Driveway parking for up to 2 cars. Gas central heating.

Key Info

Rent: £460 per week for the whole property  
Bedrooms: 4  
Deposit: £200 per person

Whole property  
This listing is for a single tenancy of the full 4 bedroom property at the rent stated above.

The deposit payable on the first day of your tenancy is just **\*\*£200.00\*\*** per person along with the first months' rent.

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.

The stated rent excludes Council Tax. Full time students may be exempt (subject to Council approval).

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](mailto:info@cloudlettings.co.uk)  
WhatsApp - 07908 557770

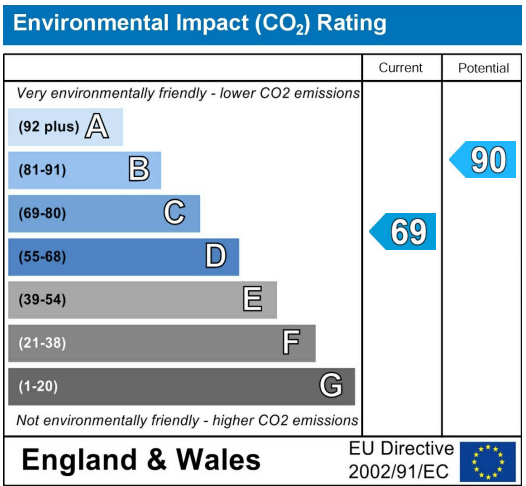
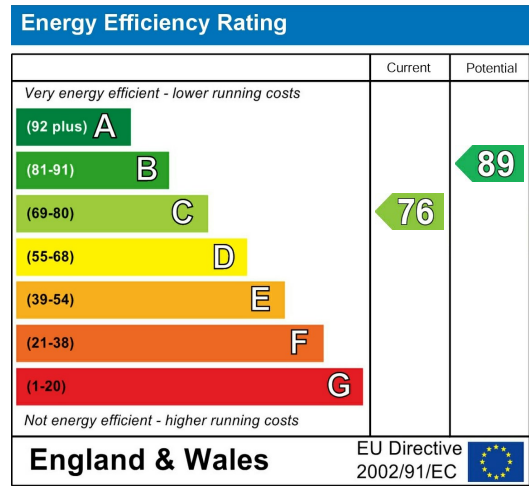
+  
The property is affected by known rights or restrictions; open the brochure for further details.

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/fees>

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/>.

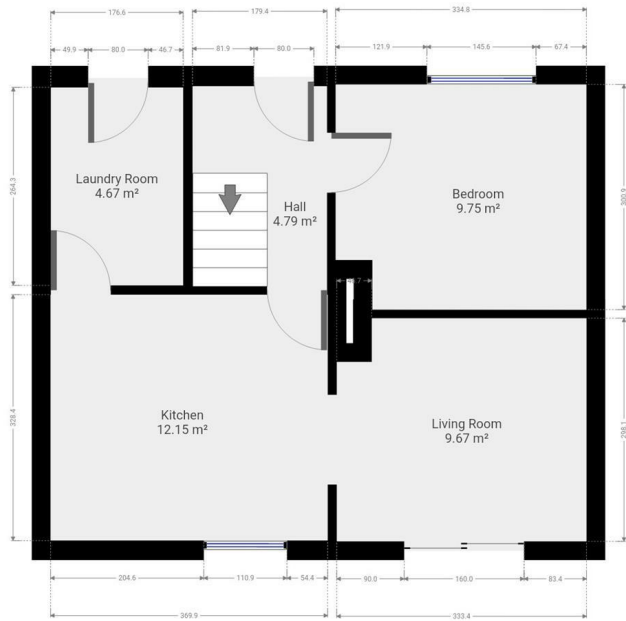
Terms and conditions apply. Contact the office for more information.



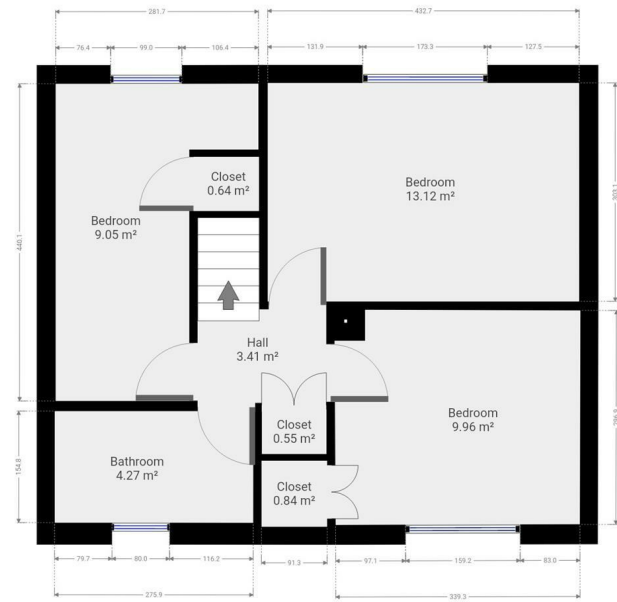
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>



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.



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.

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

# Utilities Allowance Schedule

Allowances are based on the number of occupiers at the Property and the type of utility provision. The monthly figures set out in this schedule are not fixed monthly limits and are provided solely for the purpose of calculating a total allowance for the tenancy period using seasonal weighting. The total allowance for the tenancy is the sum of the apportioned monthly figures for the relevant period and this total forms the contractual limit. Usage is not assessed on a strict monthly basis. However, any usage exceeding the total allowance for the tenancy period will be chargeable to the Tenants. The calculation of the total allowance using this schedule is final and not subject to adjustment. .

Where the number of Tenants is not shown in the table, an additional annual allowance will apply per Tenant as follows: Gas 3000 kWh, Electricity 1000 kWh, Water 20 m³. In properties without a gas supply, the electricity allowance will be applied at twice this rate. Any additional allowance will be apportioned in accordance with this schedule, including its seasonal apportionment.

## Gas Allowance (kwh)

| Number of tenants | 1    | 2    | 3    | 4    | 5    | 6    | 7    | 8    | 9    | 10   |
|-------------------|------|------|------|------|------|------|------|------|------|------|
| January           | 1560 | 2028 | 2496 | 3120 | 3900 | 4680 | 5304 | 5928 | 6396 | 6864 |
| February          | 1456 | 1893 | 2330 | 2912 | 3640 | 4368 | 4950 | 5533 | 5970 | 6406 |
| March             | 1144 | 1487 | 1830 | 2288 | 2860 | 3432 | 3890 | 4347 | 4690 | 5034 |
| April             | 936  | 1217 | 1498 | 1872 | 2340 | 2808 | 3182 | 3557 | 3838 | 4118 |
| May               | 520  | 676  | 832  | 1040 | 1300 | 1560 | 1768 | 1976 | 2132 | 2288 |
| June              | 416  | 541  | 666  | 832  | 1040 | 1248 | 1414 | 1581 | 1706 | 1830 |
| July              | 208  | 270  | 333  | 416  | 520  | 624  | 707  | 790  | 853  | 915  |
| August            | 312  | 406  | 499  | 624  | 780  | 936  | 1061 | 1186 | 1279 | 1373 |
| September         | 520  | 676  | 832  | 1040 | 1300 | 1560 | 1768 | 1976 | 2132 | 2288 |
| October           | 832  | 1082 | 1331 | 1664 | 2080 | 2496 | 2829 | 3162 | 3411 | 3661 |
| November          | 1144 | 1487 | 1830 | 2288 | 2860 | 3432 | 3890 | 4347 | 4690 | 5034 |
| December          | 1352 | 1758 | 2163 | 2704 | 3380 | 4056 | 4597 | 5138 | 5543 | 5949 |

## Electric Allowance (kWh, gas present)

| Number of tenants | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8    | 9    | 10   |
|-------------------|-----|-----|-----|-----|-----|-----|-----|------|------|------|
| January           | 343 | 389 | 458 | 572 | 686 | 801 | 915 | 1030 | 1144 | 1258 |
| February          | 312 | 354 | 416 | 520 | 624 | 728 | 832 | 936  | 1040 | 1144 |
| March             | 281 | 318 | 374 | 468 | 562 | 655 | 749 | 842  | 936  | 1030 |
| April             | 250 | 283 | 333 | 416 | 499 | 582 | 666 | 749  | 832  | 915  |
| May               | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655  | 728  | 801  |
| June              | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655  | 728  | 801  |
| July              | 187 | 212 | 250 | 312 | 374 | 437 | 499 | 562  | 624  | 686  |
| August            | 187 | 212 | 250 | 312 | 374 | 437 | 499 | 562  | 624  | 686  |
| September         | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655  | 728  | 801  |
| October           | 250 | 283 | 333 | 416 | 499 | 582 | 666 | 749  | 832  | 915  |
| November          | 312 | 354 | 416 | 520 | 624 | 728 | 832 | 936  | 1040 | 1144 |
| December          | 343 | 389 | 458 | 572 | 686 | 801 | 915 | 1030 | 1144 | 1258 |

Electric Allowance  
(kWh, electric only, no gas present)

| Number of tenants | 1   | 2   | 3   | 4    | 5    | 6    | 7    | 8    | 9    | 10   |
|-------------------|-----|-----|-----|------|------|------|------|------|------|------|
| January           | 686 | 778 | 915 | 1144 | 1373 | 1602 | 1830 | 2059 | 2288 | 2517 |
| February          | 624 | 707 | 832 | 1040 | 1248 | 1456 | 1664 | 1872 | 2080 | 2288 |
| March             | 562 | 636 | 749 | 936  | 1123 | 1310 | 1498 | 1685 | 1872 | 2059 |
| April             | 499 | 566 | 666 | 832  | 998  | 1165 | 1331 | 1498 | 1664 | 1830 |
| May               | 437 | 495 | 582 | 728  | 874  | 1019 | 1165 | 1310 | 1456 | 1602 |
| June              | 437 | 495 | 582 | 728  | 874  | 1019 | 1165 | 1310 | 1456 | 1602 |
| July              | 374 | 424 | 499 | 624  | 749  | 874  | 998  | 1123 | 1248 | 1373 |
| August            | 374 | 424 | 499 | 624  | 749  | 874  | 998  | 1123 | 1248 | 1373 |
| September         | 437 | 495 | 582 | 728  | 874  | 1019 | 1165 | 1310 | 1456 | 1602 |
| October           | 499 | 566 | 666 | 832  | 998  | 1165 | 1331 | 1498 | 1664 | 1830 |
| November          | 624 | 707 | 832 | 1040 | 1248 | 1456 | 1664 | 1872 | 2080 | 2288 |
| December          | 686 | 778 | 915 | 1144 | 1373 | 1602 | 1830 | 2059 | 2288 | 2517 |

Water Allowance (m3)

| Number of tenants | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
|-------------------|----|----|----|----|----|----|----|----|----|----|
| January           | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| February          | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| March             | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| April             | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| May               | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| June              | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| July              | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| August            | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| September         | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| October           | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| November          | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| December          | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |

#### Rights & restrictions

"EXCEPT AND RESERVING unto the Commissioners..... all mines and minerals whatsoever whether opened or unopened within and under the said property or any part thereof lying more than two hundred feet below the surface other than and except such coal and mines of coal and other substances and rights as have vested in the National Coal Board Together with full powers for the Commissioners and their assigns and their lessees and agents and all persons authorised by them or any of them with workmen and others from time to time and at all times hereafter by means of underground workings and operations only without entering upon the surface of the land to win work get and carry away the said mines minerals and mineral substances hereby reserved and any like mines quarries minerals and mineral substances in upon or under any adjacent or other lands