



31 Huntsmans Drive, Oakham, LE156RP

 **NEWTON FALLOWELL**



Key Features

- Semi Detached Bungalow
- One Double Bedroom
- Open Plan Lounge/Diner/Kitchen
- Over 55's Development
- Small Courtyard Garden
- Allocated Off Road Parking
- 24/7 Call System If Required
- NO CHAIN
- EPC Rating C
- Leasehold

£155,000





Jasmine Mews is a well-designed one-bedroom retirement cottage that is well-kept throughout and in a move-in condition. Situated in the popular Rutland Care Village the fantastic dwelling is being sold with NO ONWARD CHAIN!

The property offers an open-plan kitchen/ living/ dining room, wet room, and one double bedroom. Rutland Care Village is a high-quality, well-designed retirement village for those over 55 allowing full independence with a supportive community and attractive environment.



Entering the home via the front door you are welcomed by the spacious entrance hall. The light and airy living area is open plan, which gives access via a patio door onto the courtyard garden. The kitchen area has floor-to-wall base units and a window overlooking the front aspect. Further from the hallway, you will find the master bedroom and wet room. Jasmine Mews benefits from a 24/7 monitored call bell system for complete peace of mind and daily drop-in service. To the rear is an easy-to-maintain courtyard garden. Garden contractors maintain the grounds around Rutland Care Village and there are different sections to it where you can sit and enjoy the sun. Within the complex, there is a Brambles social club and dining room which create a lovely meeting place within an active community. The property is only a short stroll into the picturesque town centre along a path starting almost opposite the property, where various amenities and public services are available including the train and bus station.



Room Measurements

Entrance Hall 3.20m x 1.58m (10'6" x 5'2")

Kitchen/Living Room/ Dining Room 6.79m x 3.60m (22'4" x 11'10")

Bedroom 4.40m x 3.06m (14'5" x 10'0")

Wet room 2.79m x 1.67m (9'2" x 5'6")

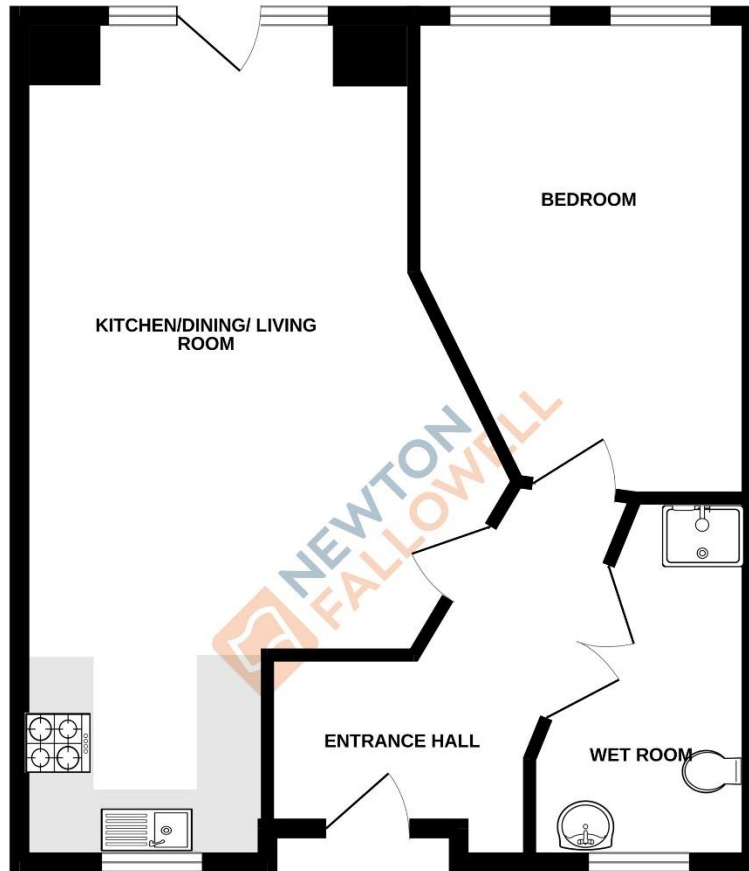
Leasehold Information

The property benefits from a 125 year lease granted in 2005 with approximately 106 years remaining. We are advised that the owner pays an annual service charge of £3767.32 per year which is payable to Prime Life Ltd. Contact Newton Fallowell for further information.

Agent Notes: Draft Details

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



31 HUNTSMANS DRIVE, OAKHAM, LE15 6RP

TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.