



6 SOMERBY ROAD
PICKWELL, MELTON MOWBRAY, LE14 2RG

£895 Per month
Unfurnished

A well presented THREE BEDROOM semi-detached property located in the sought after Rutland village of Pickwell. The property underwent a comprehensive scheme of refurbishment in 2022 to include a new oil fired central heating system, flooring, decor, a newly fitted open plan kitchen, new bathroom and uPVC double glazing.

The property overlooks open fields to the rear and comprises of entrance hall, sitting room, kitchen dining room, three bedrooms, bathroom, gardens to front and rear with decking area and an off street parking space.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - End Terrace



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC door to entrance hall with stairs to first floor landing, parquet effect vinyl flooring, floor mounted oil fired boiler and radiator.

SITTING ROOM (13.06 x 14.03 ft)

A spacious room with radiator and timber glazed double door opening out into the kitchen/dining room.

KITCHEN/DINING ROOM (20.06 x 8.10 ft)

An open plan renovated kitchen dining room comprising of a modern shaker style kitchen of various eye and base level units, laminate work surfaces, stainless steel sink, stainless steel extractor fan, space for electric oven, space for washing machine, space for fridge freezer, ceiling downlights, radiator, uPVC door to garden and space for a dining table.

LANDING

With loft hatch (loft space not to be used).

BATHROOM

A recently fitted three piece bathroom suite to include a large P shaped bath with mixer taps and shower attachment, low flush WC, ceramic sink, heated towel rail, ceramic tiling and vinyl parquet effect flooring.

BEDROOM ONE (8.11 x 12.07 ft)

A double bedroom with radiator and views over fields.

BEDROOM TWO (13.06 x 10.10 ft)

A double bedroom with radiator.

BEDROOM THREE (9.03 x 10.05 ft)

A single bedroom with storage cupboard and radiator.

OUTSIDE

To the front there is a front garden, to the rear there is a lawned garden with patio area, garden shed (not to be maintained, disposed of or replaced by the landlord) and decked area. There is off street parking to the right hand side of the block of houses on a first come first serve basis and a single garage (Middle Garage).

LOCATION

To locate the property take the A606 out of Melton and proceed through Burton Lazars. Pass through the village and proceed on this road entering Rutland. At the crossroads turn right signposted Somerby. Proceed along Leesthorpe Road and into the village of Pickwell and the property can be found on your right hand side.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to Â£50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

TENANCY INFORMATION

The Property is UNFURNISHED to include CARPETS only.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,032

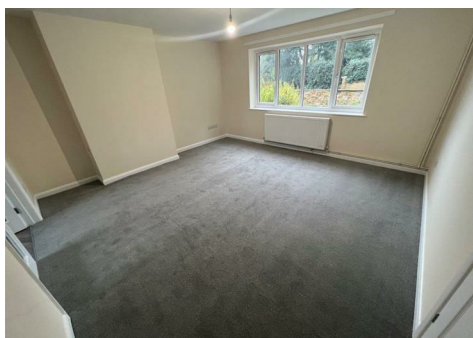
Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of the tenancy.

EPC : Band D.

Internet : ADSL broadband available.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION INCLUDED WITHIN THE RENT OF £925 PCM.



TERMS

RENT:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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