



1 MANOR FARM COTTAGES

ELTON, NG13 9LA

£950 Per month
Unfurnished

A newly decorated and charming two/three bedroom end terrace cottage situated in a quiet rural setting with stunning views of the Vale of Belvoir on the edge of this highly sought after village.

Having undergone a scheme of refurbishment to include new decoration, laminate flooring downstairs and new carpets upstairs to the bedrooms.

The property has calor gas heating and uPVC double glazing and retains many character features to include beamed ceilings and a delightful cottage garden.

The property comprises of kitchen/dining room, two reception rooms, two bedrooms with a further room off a bedroom which could be used as either a bedroom/office or nursery and a modern bathroom. Outside there is a good sized lawned garden with patio area, parking to front and side and uninterrupted views over the Vale of Belvoir. This would make an ideal home for a professional couple or family who would appreciate a rural environment.

Elton is located 3 minutes drive from Bottesford which local amenities include a primary school, public house, train station, take aways, restaurant and convenience store.

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

SUMMARY

BREAKFAST KITCHEN : a traditional shaker style kitchen entered via composite door to front, stainless steel sink and drainer set in a wood effect laminate work top, electric cooker point, plumbing for a washing machine, tiled floor and splashback and uPVC double glazed patio doors to rear. Steps to:-

DINING ROOM : with exposed beams, door to stairs, under stairs cupboard, radiator, new laminate flooring and door to garden.

LOUNGE : a spacious room with gas fire, new laminate flooring, exposed beams and a radiator.

STAIRS AND FIRST FLOOR LANDING : leading to:-

FRONT DOUBLE BEDROOM : with radiator and door leading to:-

STUDY/DRESSING ROOM/THIRD BEDROOM : with a radiator.

FRONT SINGLE BEDROOM :with fitted wardrobe and a radiator.

BATHROOM : comprising white suite having bath with shower over, vanity wash basin, w.c., fitted cupboards, airing cupboard and a radiator.

OUTSIDE : A spacious rear garden with lawn and patio area and timber shed (shed not to be maintained or replaced by the landlord), Gravelled off-road parking to front and side. Calor gas tank.

LOCATION

To locate the property from Nottingham, take the A52 Eastbound. On entering Elton-on-the-Hill, turn right at the crossroads and follow the road until reaching Manor Farm. Turn left into the second drive and the property is situated at the end of the gravelled drive on your left hand side.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL broadband available.

Council Tax : Rushcliffe Borough Council : Band B.

Deposit : £1,096

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

Services : Mains electricity, water, drainage and LPG Calor Gas. (Any remaining gas must be purchased at the commencement of the tenancy).

EPC : E rating.

PETS : A SMALL DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a professional carpet cleaning clause will be added to the agreement.

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 £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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



TERMS

RENT:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		39	76
England & Wales		EU Directive 2002/91/EC	