



12 DEVON LANE
BOTTFESFORD, NG13 0BZ

£695 Per month
Unfurnished

An idyllic and quaint one bedroom mid terrace period cottage which has recently had new carpets and redecoration. Situated on a quiet lane in the sought after village of Bottesford in the Vale of Belvoir.

The property benefits from full gas-fired central heating, timber windows, modern bathroom and kitchen and has recently had redecoration to some rooms and new carpets to the sitting room and bedroom. There is also a charming cottage garden with brick store.

The property would ideally suit a professional or retired couple or individual looking for a country cottage in the heart of the vale of Belvoir.

Viewing strictly by appointment with
the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE : (12.00 x 12.01 ft) with feature cast iron fireplace, beamed ceiling and a radiator.

DINING KITCHEN : (9.02 x 8.07 ft) a fitted kitchen with composit sink unit as set in slate effect roll top laminate work surface, base units and eye height cupboards, ceramic hob, oven and cooker hood, washing machine (washing machine left by previous tenant and not to be maintained or replaced by landlord) and a radiator.

STAIRCASE AND LANDING : with gas fired boiler on stairs and leading to:-

FRONT DOUBLE BEDROOM : (12.01 x 10.10 ft) with two built-in wardrobes and a radiator.

BATHROOM : with pedestal bath with power shower over, pedestal wash basin, low flush w.c., airing cupboard, heater and a radiator.

OUTSIDE : Parking to front, mature rear garden and brick and store to rear.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band A

Deposit : £801

Term : A 12 month assured short hold tenancy is offered with a mothly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band C

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. There will be a damage rectification clause added to the agreement and we request the carpets are professionally cleaned prior to end of tenancy to ensure free from any potential fleas/dust/dirt etc.

Internet : ADSL and Fibre broadband available.

LOCATION

On entering the village of Bottesford take Normanton Lane off Main Street. After passing over the bridge, take the next lane on the left and the property can be found approximately 100 yards along on the 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).

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:	£695 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£801
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band C. 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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