



2 RED COTTAGES

STOKE ROCHFORD, NG33 5EQ

£965 Per month

Unfurnished

An well presented, spacious and recently redecorated **THREE** bedroom brick built end of terrace cottage located in a quiet rural location near to the village of Stoke Rochford.

The accommodation comprises of a breakfast kitchen, lounge with open fire, three bedrooms, utility room and a bathroom. The property is mostly double glazed and heated by a calor gas fired boiler.

The period property retains character features and also had a large garden situated away from the property. The property would ideally suit a professional individual or couple looking for a rural property with good links to Grantham and the A1.

Water and drainage is included within the asking rent

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

ENTRANCE HALL with a radiator.

LOUNGE having an open fire with marble surround and hearth, bay window and a radiator.

KITCHEN a modern kitchen with wall and base units, tiled splashbacks, integrated electric oven and hob, space for washing machine and fridge and seperate pantry store room with gas fired boiler.

STAIRCASE AND LANDING leading to:-

DOUBLE BEDROOM with a radiator.

DOUBLE BEDROOM with a radiator.

SINGLE BEDROOM with a radiator.

BATHROOM with white suite comprising bath with overhead shower, wash basin, w.c., and a radiator.

OUTSIDE Allocated section of garden to the rear of the property and to the front of the residence. Single garage. Off street parking space.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band A.

Deposit : £1,113

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

Services : Mains electricity and water. Private drainage and water (included within rent). Gas cannisters used to power gas heating.

EPC : Band E

A SMALL/MEDIUM DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. This will be subject to a damage rectification clause within the agreement and we request the carpets are cleaned professionally at the end of the tenancy to ensure that they are free from any dander/fleas.

Internet : ADSL broadband available.

Viewings : Strictly by appointment with Shouler & Son.

LOCATION

From the A1, turn onto Village Street and continue through the village of Stoke Rochford. At the 'T' junction, onto Grantham Road, turn right. Continue along this road and the cottages will be on the left-hand side of the road.

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.

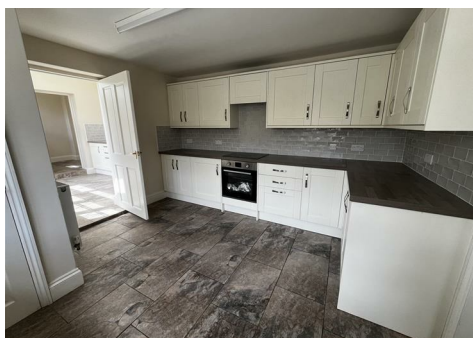
Property Redress

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:	£965 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,113
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
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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This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC