



1 NORTH ROAD COTTAGES

LITTLE PONTON, GRANTHAM, NG33 5BZ

£700
Unfurnished

A rare opportunity to reside in this ONE bedroom end terrace stone built cottage conveniently located close to the great north road. The property benefits from recent redecoration throughout, new flooring, oil fired central underfloor central heating ,downstairs, new woodburning stove, new kitchen and bathroom, partial timber double glazing and character features.

The property comprises of sitting room, kitchen, upstairs bathroom, one upstairs bedroom. Front garden, two outhouses, on street parking to slip road.

The property is ideally situated close to the A1 with good links to the A1 north and southbound. It is also within walking distance of the picturesque hamlet of Little Ponton.

CARPETS TO BE FITTED BEFORE TENANCY STARTS

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Entered via original hardwood door to :

SITTING ROOM : with radiator, wood burning stove, and shelving alcove.

KITCHEN : Comprising a range of eye and base level units, electric hob, electric oven, floor mounted oil boiler, tiled floor, and tiled splasbacks, radiator and door to pantry.

UPSTAIRS BATHROOM : Low flush WC, ceramic sink, bath with screen and with mixer shower, tiled flooring and aqua board splasbacks.

BEDROOM ONE : a double bedroom with radiator.

OUTSIDE : Front garden, two outhouses. Parking to road to front.

IMPORTANT TENANCY INFORMATION

The Property Is **UNFURNISHED** to include carpets only.

INTERNET : ADSL internet only.

Council Tax : South Kesteven Council Band A.

Deposit : £807

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

Services : Mains electricity. water and drainage. Oil fired heating (any remaining oil must be purchased prior to the commencement of the tenancy at the rate purchased on previous invoice).

EPC : TBC (On Order)

SMALL DOG PERMITTED AT LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM. We would request the carpets are professionally cleaned prior to end of tenancy and a damage rectification clause will be added to the contract.

Holding Deposit : Equivalent of one weeks rent.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

LOCATION

To locate the property from the village of Stroton, proceed towards the A1 sliproad and at the junction turn right into the slip road. The property can then be found almost immediately on your left 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 £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.



TERMS

RENT:	£700 , in advance, exclusive of rates and council tax.
DEPOSIT:	£807
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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
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/



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