



1 THE ROW STAPLEFORD

STAPLEFORD, MELTON MOWBRAY, LE14 2SF

£1,200 Per month
Unfurnished

A rare opportunity to reside in this charming 19th century stone built thatched cottage situated on the exclusive Stapleford Park Estate close to Melton Mowbray.

The property benefits from original stone mullion leaded windows with secondary glazing and oil-fired central heating and the accommodation briefly comprises a good sized lounge, dining kitchen, utility room, ground floor w.c., three bedrooms and a bathroom. Outside there are mature lawned gardens to the front and rear, and parking is situated in a nearby dedicated car park.

Stapleford is a quiet hamlet located between the towns of Oakham and Melton Mowbray and the property would ideally suit a professional individual or couple or family looking for a quiet rural setting.



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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with store cupboard, stairs to first floor landing, and a radiator.

LOUNGE (11'10" x 14'5") with an ornamental fire (not to be used), and a radiator.

W.C. with a wash basin, w.c., radiator and vinyl flooring.

DINING KITCHEN with a range of limed oak wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, integrated electric oven, newly fitted electric hob, stainless steel extractor fan, space for an under counter fridge, tiled splashbacks, radiator and vinyl flooring.

UTILITY ROOM with base units, stainless steel sink and drainer unit, oil-fired central heating boiler, space for a washing machine, and space for a tumble dryer.

STAIRS TO FIRST FLOOR LANDING with an airing cupboard housing immersion heater, leading to:-

DOUBLE BEDROOM (11'10" x 14'4") with a radiator.

DOUBLE BEDROOM (14'4" x 9'9") with a radiator.

SINGLE BEDROOM (7'9" x 6'4") with a radiator.

BATHROOM with white suite comprising w.c., pedestal wash basin, panelled bath with mix taps and shower riser, and shower screen, radiator, tiled splash backs and vinyl flooring.

OUTSIDE Lawned gardens to the front and the rear. Two stone storage outhouses. Oil tank Dedicated residents parking in the car park situated close by. Timber Garden Shed (not to be maintained or replaced by the landlord).

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.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds only.

INTERNET : Buckminster broadband Satellite internet available.

Council Tax : Melton Borough Council : D

Deposit : £1,384

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

Services : Mains electricity and water. Private drainage. (Shared cost of emptying between neighbouring properties). Any remaining oil must be purchased at the beginning of a tenancy.

VIEWINGS : Strictly by appointment with Shouler & Son only.

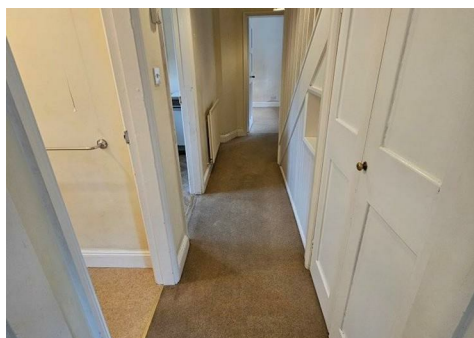
EPC : Band E

PETS : Pets are considered at the landlords discretion at an increased rent of £25 PCM per pet.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

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



TERMS

RENT:	£1,200 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,384
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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EPC: This property has an Energy Performance Rating. A copy is available upon request.

