



3 Paddock Avenue, Barleythorpe, Rutland, LE15 7GU
£1,350 PCM



Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

3 Paddock Avenue, Barleythorpe, Rutland, LE15 7GU

Tenure:

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

Beautifully presented modern semi-detached property in good order throughout set on a popular development on the edge of Oakham.

The energy efficient accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, Kitchen/Diner, Utility Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms (one double and one single), Family Bathroom.

OUTSIDE: driveway providing two off-road parking spaces to the side of the house, hard-landscaped and fully enclosed rear garden.

NB: The garage is excluded from this letting. Shed/Summerhouse is available for storage.

Some pets may be considered by prior negotiation.

6 months tenancy only initially.

Council Tax Band: C (Rutland)
Deposit: £1384.61

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge 3.12m x 5.44m (10'3" x 17'10")

Dining Kitchen 5.41m x 2.87m + recess (17'9" x 9'5" + recess)

Utility Room 1.65m x 1.60m (5'5" x 5'3")

Cloakroom/WC 1.65m x 0.89m (5'5" x 2'11")

FIRST FLOOR

Landing

Bedroom One 3.61m x 3.12m (11'10" x 10'3")

En-suite Shower Room 2.31m x 1.27m (7'7" x 4'2")

Bedroom Two 3.45m max x 2.72m (11'4" max x 8'11")

Bedroom Three 2.41m x 2.59m (7'11" x 8'6")

Bathroom 2.11m x 1.68m (6'11" x 5'6")

OUTSIDE

Garage

Part of garage is excluded from letting.

2 Off-road Parking Spaces

Landscaped South-facing Garden

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor, variable in-home
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

COUNCIL TAX BAND

Band C
Rutland County Council, Oakham 01572-722577

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and

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substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

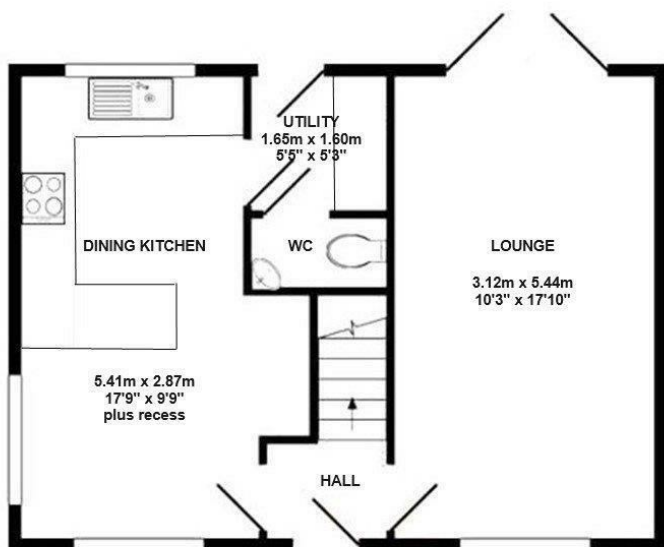






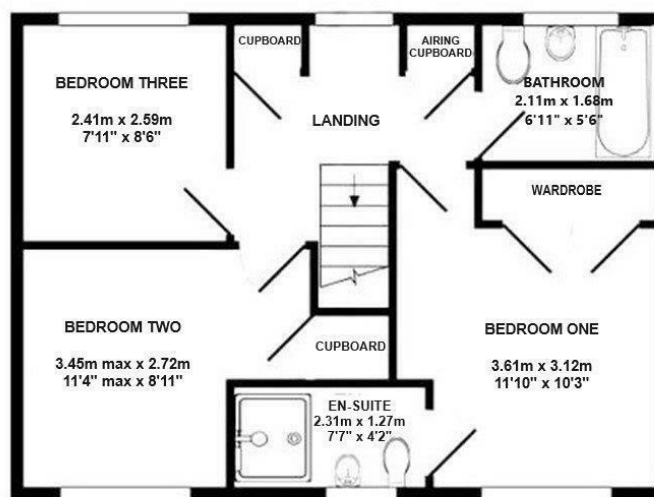


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GROUND FLOOR
approx. floor area 40.1 sq. m/432 sq. ft

Not to scale - for identification purposes only



FIRST FLOOR
approx. floor area 40.1 sq. m/432 sq. ft

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		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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