

43 MANOR LANE

LANGHAM, OAKHAM, LE15 7JL

£1,195 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

3 bedroom House - Semi-Detached





A rare opportunity to reside in this three bedroom semi detached property situated on a quiet rural lane in the highly regarded village of Langham near Oakham.

The property has various period features such as stripped wood doors, a wood burning stove, oil fired central heating boiler and the generous garden has views over the local church.

The property benefits from uPVC double glazing, oil fired heating and comprises of entrance hall, two reception rooms, a breakfast kitchen, downstairs bathroom, three bedrooms, front garden and driveway and rear garden.

Langham is ideally located with good links to Oakham and Rutland Water and has two reputable public houses.









SUMMARY

ENTRANCE HALL : Entered via conposite door with stairs to first floor landing, under stairs storage, radiator, coat rack and door to

FRONT RECEPTION (9.11 x 10.00 ft) with radiator, ornamental fire (not in service), wood laminate flooring.

REAR RECEPTION : (13.05 x 11.11 ft) a spacious room with patio doors opening to garden, wood burning stove, radiator and laminate flooring.

BREAKFAST KITCHEN : (18.10 x 8.04 ft) with a range of eye and base units, laminate worktops, integrated electric hob and oven, tiled splashbacks, extractor fan, space for fridge freezer and washing machine, stainless steel sink, space for dining table, uPVC door to garden, spotlights and radiator.

DOWNSTAIRS BATHROOM : low flush WC, ceramic sink pedestal, panelled bath with mixer shower over, towel rail, ceiling spotlights, tiled walls and flooring.

LANDING : radiator, door to airing cupboard and storage cupboard.

WC : with low flush WC and sink.

BEDROOM ONE (10.01 x 13.06 ft) a double bedroom with ornamental fire, inbuilt storage and radiator.

BEDROOM TWO (12.00 x 10.11 ft) a double bedroom with ornamental fire, inbuilt storage, radiator and views over the church.

BEDROOM THREE (8.06 x 8.06 ft) a single bedroom with radiator.

OUTSIDE : driveway with parking for several cars. To the rear there is a mature spacious garden with patio, laid to lawn enclosed by high level hedging, Timber shed (not to be maintained, disposed of or replaced by landlord).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains.

Council Tax : Rutland County Council C.

Deposit : £1,378

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage. Oil central heating. (any remaining oil must be purchased by the tenant prior to the commencement of the tenancy)

EPC : Band E.

Internet : ADSL available.

Viewings : Strictly by appointment with Shouler & Son.

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Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. See www.melton.gov.uk/planning

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

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.

DISCLAIMER

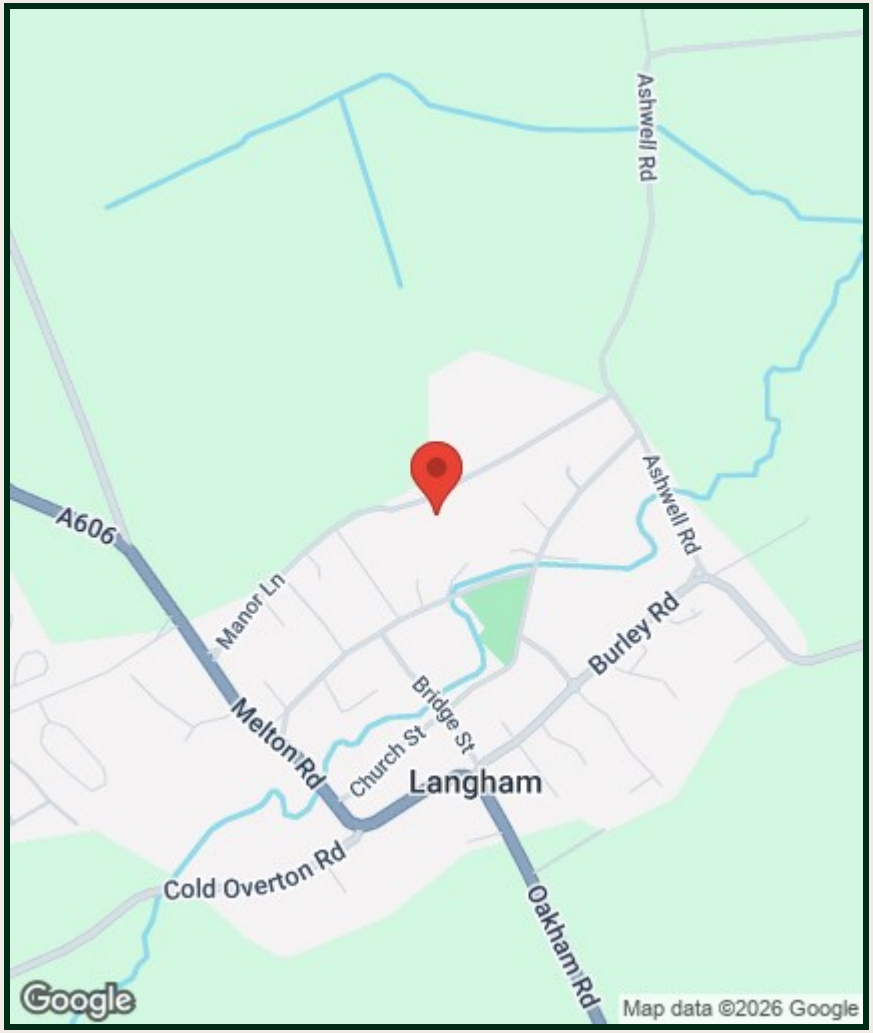
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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.



RENT: £1,195 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,378

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

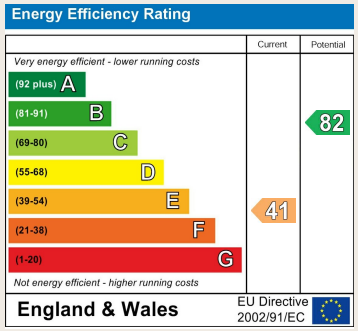
COUNCIL TAX: Rutland Council Band C

EPC: This property has an Energy Performance Efficiency Rating Band E.
Ref

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EPC: 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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