

# THE BUNGALOW BELVOIR

EATON, GRANTHAM, NG32 1SN

## £750 PCM

Unfurnished



# 1 Bedroom Detached Bungalow









# Viewing Highly Recommended

## ACCOMMODATION

SUMMARY
PORCH : Entered via a uPVC door to porch with hardwood glazed door to hallway.

ENTRANCE HALLWAY : with door to :

SITTING ROOM : (12.75 x 18.96 ft) a large room with uPVC glazing, Dimplex quantum electric heater, Open fire (swept) in brick surround and laminate flooring.

BREAKFAST KITCHEN : (12.75 x 9.41 ft) a modern kitchen with gloss white eye and base level units, laminate worktops, integrated electric oven and hob, stainless steel extractor fan and sink, space and plumbing for washing machine, space for fridge freezer, vinyl flooring.

BEDROOM : (15.04 x 15.05 ft at widest point) A double bedroom with storage cupboard with immersion hot water tank, electric heater and laminate floor and door to :

BATHROOM : (14.61 x 6.92 ft) a panelled bath with screen, mixer shower, low flush WC, heated towel rail, sink in vanity unit, aqua board splashback and vinyl flooring.

OUTSIDE : There is parking to the front for 2 cars and a small grassed area away from the property defined by post wire ideal for use of growing vegetables etc.

IMPORTANT PROPERTY INFORMATION
ACCESS : Property driveway is shared with vehicles accessing neighbouring commercial properties located on the same site.

Toilet/WC located to side rear of building is used by the commercial tenants and brick built store to side used for storage by landlord.

The Property is UNFURNISHED to include carpets and curtains only.

INTERNET : ADSL and satellite broadband only.

Council Tax : Melton Borough Council : Band B

Deposit : £865

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, drainage.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : Band E.

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.
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.







# TERMS

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|---|---|
| RENT: | £750 Per month, in advance, exclusive of rates and council tax. |
| DEPOSIT: | £865 |
| VIEW: | Strictly by appointment with Shouler & Son. |
| COUNCIL TAX: | Band B |
| EPC: | This property has an Energy Performance Efficiency Rating Band E. Ref<br>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/ |

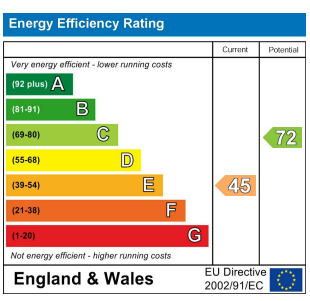



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.




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