

1 PRIMROSE COTTAGE MAIN STREET

£1,550 Per month

FREEBY, MELTON MOWBRAY, LE14 2RZ

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

3 bedroom House - Semi-Detached





Primrose Cottage of Freeby offers a fantastic opportunity to reside in a well presented and spacious three bedroom semi detached period cottage located in a quiet hamlet near the town of Melton Mowbray.

The property comprises living room, kitchen dining room, cloakroom, stairs and landing, three bedrooms (2 doubles), family bathroom and outside there is a large south facing garden, out building with power shower and off road parking.

The village of Freeby is in a favourable location for Melton, Grantham and the surrounding areas with Melton only being a 4 mile drive away.









SUMMARY

Living room : with log burner

Kitchen diner : a large room with log burner, shaker kitchen units, range cooker, integrated dishwasher & fridge, plumbing for a washing machine.

Cloakroom/WC : with low flush WC

Stairs leading to first floor landing :

: Bathroom with bath and separate shower, sink and low flush WC.

Bed One : Double with radiator.

Bed Two : Double with radiator.

Bed Three : Double with radiator.

Outside : There is a large south facing mature garden and outbuilding with power and light. Ample off road parking.

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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include some curtains poles only.

Council Tax : Melton Borough Council : Band C

Deposit : £1,788

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, drainage. Oil fired central heating (any remaining oil to be paid for by the tenant at the start of the tenancy).

EPC : Band D.

INTERNET : ADSL and satellite available

VIEWINGS : Strictly by appointment with Shouler & Son only.

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.



RENT: £1,550 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,788

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

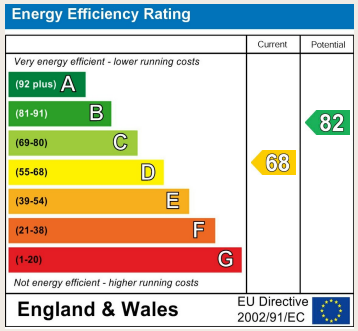
COUNCIL TAX: Melton Borough Council Band C

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