



3 WHALEBONE LANE

LITTLE PONTON, NG33 5BU

£850 Per month

Unfurnished

*LET PRIOR TO MARKETING - SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS**

A renovated three bedroom end of terrace bungalow located in the quiet hamlet of Little Ponton.

Fully renovated the property has oil fired central heating, timber double glazing, and is newly decorated with new carpets.

The property comprises of sitting room, kitchen, entrance hall, bathroom, three bedrooms, a rear garden overlooking countryside and off street parking to the front.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom Bungalow - Semi Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

UTILITY ROOM : with space and plumbing for washing machine, worktops, eye level unit, radiator, tiled floor and further door to entrance hallway.

ENTRANCE HALL : with radiator, tiled floor and door to kitchen.

KITCHEN : A shaker style kitchen with a range of eye and base units, laminate worktops, stainless steel sink, Beko under counter fridge freezer (not to be maintained or replaced by landlord), integrated electric oven and hob, integrated extractor fan, radiator, ceiling spotlights.

SITTING ROOM : (12.00 x 10.06 ft) with radiator, multifuel stove and double glazed doors to garden overlooking fields.

BEDROOM ONE : (6.09 x 9.00 ft) with radiator.

BEDROOM TWO : (11.55 x 9.00 ft) a double bedroom with radiator.

BEDROOM THREE : (8.83 x 8.45 ft) a small double bedroom with radiator.

SHOWER ROOM : with low flush WC, sink, walk in shower, towel rail with tiled walls and splashbacks.

OUTSIDE : Lawned garden to rear and off street parking to front.

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 PROPERTY INFORMATION

The Property is unfurnished apart from carpets.

INTERNET : ADSL and satellite internet available.

Council Tax : South Kesteven Council : Band : A

Deposit : £980

Term : An assured periodic tenancy is offered.

Services : Mains electricity, private water and drainage. Oil fired heating (any oil to be paid for at start of tenancy).

EPC : D

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: All on ground floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information



TERMS

RENT:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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