



24 RACECOURSE ROAD
BARLEYTHORPE, LE15 7TF

£1,200 Per month
Unfurnished

A well presented and spacious three bedroom semi detached property located on a sought after estate in the popular village of Barleythorpe near Oakham.

The property benefits from modern fixtures and fittings throughout and has uPVC double glazing, solar panels and gas fired central heating throughout.

The property comprises of entrance hall, lounge, kitchen dining room with utility area, WC, three bedrooms, family bathroom, single garage, off street parking and a rear garden.

Barleythorpe is a popular village located just 3 minutes drive from Oakham. Oakham is a thriving market town which benefits from many independent local shops, bars, cafe's and restaurants and also has a renowned private school. Rutland Water is also a 10 minute drive from the property.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via composite door to entrance hall with stairs to first floor, radiator and door to sitting room.

SITTING ROOM : (11.00 x 14.09 ft) with radiator and door to kitchen.

KITCHEN/DINING ROOM : (12.11 x 12.01 ft) a modern kitchen comprising a range of eye and base level units, granite effect laminate worktops, composite sink, red bevel edge tiles, extractor fan, integrated gas hob and electric oven, integrated dishwasher (not to be maintained or replaced by landlord), integrated fridge/freezer, storage cupboard under stairs, radiator, tiled floor and door to garden.

UTILITY AREA : with laminate worktops, freestanding Hotpoint washing machine and tumble drier (both are not to be maintained, disposed of or replaced by the landlord).

WC/CLOAKROOM : with low flush WC, sink pedestal, vinyl tile effect floor, radiator.

LANDING : cupboard housing the valiant gas fired combi boiler and further cupboard over the stairs. Loft hatch (not to be used for storage).

BEDROOM ONE : (9.09 x 11.01 ft) a double bedroom with rear facing aspect with a radiator.

BEDROOM TWO : (8.09 x 12.03 ft) a double bedroom with front facing aspect, radiator, ceiling spotlights and double doors to the closet/wardrobe.

BEDROOM THREE : (6.09 x 9.01 ft) a single bedroom with radiator.

OUTSIDE : Off street parking to the front via driveway for 2 cars and a semi detached single garage with power and light connected. To the rear there is a low maintenance rear garden mainly laid to lawn with patio area and side gated access.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains only.

INTERNET : ADSL and Fibre broadband available.

Council Tax : Oakham Council : Band C.

Deposit : £1,384

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, drainage and gas. Solar panels to the roof are owned by the

landlord and whilst the tenant may benefit from cheaper electric the landlord retains the rights and benefits over the feed in tariff. A reading must be provided from the meter at request at intervals throughout the year.

EPC : B.

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 : NA

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

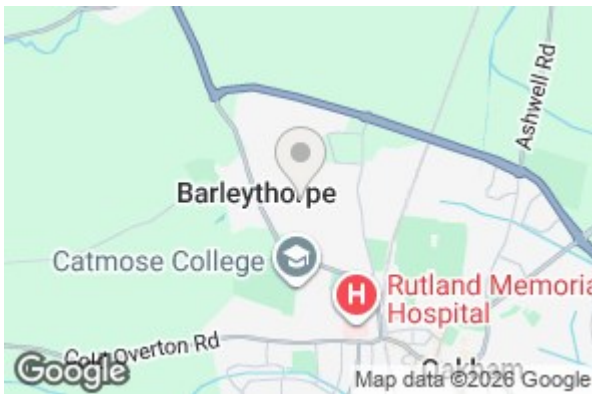
Television licence

Council Tax



TERMS

RENT:	£1,200 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,384
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band B. Ref 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(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	