



1 BEDE COTTAGES

STOKE ROCHFORD, GRANTHAM, NG33 5EE

£525 Per month

Part furnished

A rare opportunity to reside in this one bedroom stone built end of terrace bede house situated in the heart of the highly regarded village of Stoke Rochford. The property benefits from oil central heating via oil fired boiler and single glazed timber windows. The property is available to over 55's ONLY.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - End Terrace



Viewing Highly Recommended

ACCOMMODATION

LIVING ROOM

14'06 x 13'02

Entered via hardwood door with a walk in bay window, radiator, under stair store cupboard and beamed ceilings.

KITCHEN

6'04 x 8'09

With a range of eye and base wood effect units, laminate work surfaces, stainless steel sink, freestanding Bosch dishwasher (not to be maintained, disposed of or replaced by the landlord), space for electric freestanding oven, space for fridge freezer, tiled splashbacks, extractor fan.

DOWNSTAIRS BATHROOM

A three piece suite comprising panelled enamelled bath, electric shower, low flush WC, ceramic sink, Hotpoint washing machine (not to be disposed, maintained or replaced by landlord), tiled splash backs, radiator and a wood effect vinyl flooring.

BEDROOM

14'03 x 11

Newly carpeted double bedroom with built in wardrobes, radiator.

ENSUITE

With low flush WC, sink and radiator.

OUTSIDE

To the front there is a patio area and a shared garden area.

LOCATION

To locate the property enter Stoke Rochford via Village Street and proceed through the village. The property can be found shortly before the church on your right hand side opposite an area of hardstanding.

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).

PETS

A SMALL DOG WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

OIL

Included within the rent.



TERMS

RENT:	£525 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£605
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band . 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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Melton Mowbray, Leicestershire LE13 1QF

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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			
(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	