



**WHATBOROUGH FARM**  
TILTON ON THE HILL, LEICESTER, LE7 9DJ

**£1,000 Per month**  
Unfurnished

**\*\*LET PRIOR TO GOING TO MARKET - SIMILAR PROPERTIES REQUIRED\*\*** A traditional three bedroom detached property situated in a rural location close to Tilton on the Hill. The property has oil-fired central heating and uPVC double glazing. The accommodation briefly comprises a lounge, dining kitchen, utility room, ground floor cloakroom/w.c., three bedrooms and a bathroom. Outside there is a good-sized lawned garden to the rear and off-street parking to the front.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with stairs to first floor landing, under stairs storage cupboard, and a radiator.

LOUNGE (18'3" x 13'5") with a multifuel burning stove with brick surround and hearth, and a radiator.

DINING KITCHEN (12'8" x 10'10") with a range of wall and base units, stainless steel sink drainer unit set in wood effect laminate worksurfaces, integrated electric oven and electric hob, stainless steel extractor fan, space for dishwasher, space for an under counter fridge freezer, under counter lights, recessed spotlights, tiled splashbacks, and a radiator.

UTILITY ROOM with a Worcester Bosch floor mounted oil-fired combi boiler, a range of base level units, wood effect laminate worksurfaces, space for a washing machine and tumble drier, and a radiator.

GROUND FLOOR W.C. with a wash basin, w.c., and a radiator.

STAIRS TO FIRST FLOOR LANDING with access to loft (not suitable for storage) and airing cupboard, leading to:-

DOUBLE BEDROOM (13'6" x 10'11") with a radiator.

DOUBLE BEDROOM (12'11" x 11') with a radiator.

SINGLE BEDROOM (10' x 7'2") with a radiator.

BATHROOM with white suite comprising wash basin, w.c., and a panelled bath with shower screen and mixer shower, heated towel rail, recessed spotlights, and tiled splashbacks.

OUTSIDE Lawned garden to front and rear with patio area. Off-road parking for 3-4 cars

### 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).

### LOCATION

To locate the property, leave Melton via Burton Road and take the right hand turning for Somerby via Leesthorpe Road. Proceed through the villages of Pickwell and Somerby, and at the end of this road turn right onto Oakham Road. The property is situated a quarter of a mile down this road on your right hand side

### TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS ONLY.

Council Tax : Rutland Council : Band D.

Deposit : £1153

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, Water. Private Drainage. Oil Central Heating.

EPC : Band D.

A SMALL DOG MAY BE PERMITTED AT THE DISCRETION OF THE LANDLORD AT AN INCREASED RENT OF £25 PCM. THERE WOULD BE A DAMAGE RECTIFICATION CLAUSE ADDED TO THE TENANCY AGREEMENT.



## TERMS

<b>RENT:</b>	£1,000 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,153
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	