



35 CORNFLOWER CRESCENT £975 Per month

BARLEYTHORPE, OAKHAM, LE15 7UN

Part furnished

A modern and spacious THREE bedroom semi-detached home located in the sought-after village of Barleythorpe near Oakham. Built by Charles Church, the property offers spacious internal accommodation and benefits from gas fired heating and uPVC double glazing.

The accommodation briefly comprises of three bedrooms, one with en-suite and a further bathroom, dining kitchen with some integrated appliances, utility room, cloakroom/w.c. and a good sized lounge. There is also a rear garden and separate driveway with garage opposite the property.

BARLEYTHORPE is a small village situated within close proximity of OAKHAM, which is the county town of Rutland, the smallest county in England. Set amongst the most beautiful rolling countryside with Rutland Water, Europe's largest man made reservoir, being only a few minutes away. The Town Centre has many fine stone buildings full of architectural interest including All Saint's Church, Oakham Castle and Oakham School. There are a wide variety of shopping facilities including antique shops, boutiques and weekly markets. Within the centre are many restaurants, bars and hotels. Transport links are good with a railway station and access to the A1 only a short drive away.



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

ENTRANCE HALL

With front door and a radiator.

DINING KITCHEN

16'7" x 9'6"

A modern kitchen with a range of high-gloss wall and base units, one and a half bowl stainless steel sink and drainer unit as set in laminate work surfaces, built-in gas range hob with fan assisted electric oven under and extractor hood over, integrated fridge freezer and dishwasher, gas combination boiler, recessed spotlights and a radiator. Open to:-

UTILITY ROOM

6'2" x 5'2"

with stainless steel sink and drainer unit set in laminate work surface, base cupboard under, plumbing for a washing machine and a ceramic tiled floor.

CLOAKROOM/W.C.

with white suite comprising wash basin and w.c., extractor fan, tiled floor and a radiator.

LOUNGE

16'8" x 10'3"

with two radiators and patio doors opening to garden.

STAIRS AND FIRST FLOOR LANDING

with storage cupboard.

MASTER BEDROOM

12'10" x 10'1" max

with fitted wardrobe and a radiator.

EN-SUITE SHOWER ROOM

with white suite comprising shower cubicle, wash basin and w.c., tiled splash back, heated towel rail, recessed spotlights and an extractor fan.

FRONT DOUBLE BEDROOM

10'5" x 9'7"

with a radiator.

SIDE SINGLE BEDROOM

7'1" x 6'10"

with a radiator.

FAMILY BATHROOM

6'5" x 6'4"

with white suite comprising wash basin and w.c., tiled splash backs, heated towel rail, recessed spotlights and an extractor fan.

OUTSIDE

Enclosed lawned garden with gate to side and patio area. Detached single garage located at the side of the property with up and over door and off-road parking.

LOCATION

Travelling from Langham, go straight over the roundabout towards Barleythorpe and take your first left into the Thorpe Manor development. Take your second right into Wheatfield Way and follow this round all the way round as it becomes Cornflower Crescent. Number 35 can be found towards the end of this road on the left hand side.

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 license 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).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets, some curtain poles, blinds and fitted appliances only.

Council Tax : Rutland County Council Band C.

Deposit : £1,125

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

Services : Mains electricity, gas, water and drainage.

EPC : B.

STRICTLY NO PETS PERMITTED.



TERMS

RENT:	£975 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,125
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
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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			94
(81-91) B		82	
(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	