



THE BREW HOUSE DEVON

BOTTESFORD, NG13 0BZ

£1,195 Per month

Unfurnished

The Brew House in Bottesford offers a rare opportunity to reside in a well presented and spacious semi detached property situated in a quiet courtyard location backing onto paddock land with views over St Marys Church. The property benefits from a modern shaker kitchen, wood burning stove, engineered wooden flooring, timber double glazed windows, gas heating and dedicated parking.

In brief the property comprises of entrance hall, WC, dining/kitchen, sitting room, three bedrooms, one of which has ensuite, family bathroom, a rear garden and two parking spaces to the front.

Bottesford is a well serviced village with various local amenities to include a primary school, several restaurants and pubs, village shop and its own railway station.

The property would be suited to a professional individual or couple looking for a quiet village location with good links to both Melton, Nottingham and Grantham.



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 a hardwood oak door to entrance hall with wooden staircase to first floor landing, radiator, engineered wood flooring and door to WC.

WC : With low flush WC, radiator, ceramic wall mounted sink, Worcester Bosch gas boiler, wood engineered flooring.

SITTING ROOM : (17.02 x 11.00 ft) A spacious room with wood burning stove on yorkstone hearth with brick chimney breast, radiator and wood engineered flooring.

KITCHEN/DINING ROOM : (15.02 x 15.04 ft) A modern shaker kitchen with a range of eye and base dove grey units, wood effect laminate work surfaces, integrated AEG electric oven, hotpoint electric hob with extractor fan, space for washing machine, space for dishwasher and space for fridge, sink with mixer tap, bevel edge tiles splashback, ceiling downlights, radiator, wooden flooring, timber double doors opening to patio with views over paddock land.

BEDROOM ONE (15.02 x 11.02 ft) A double bedroom with timber double doors and Juliette balcony overlooking church, radiator and door to ensuite.

ENSUITE : With low flush WC, ceramic sink pedestal, mirrored medicine cabinet, heated towel rail, large shower enclosure with mixer shower, tiled splashbacks and flooring and ceiling spotlights.

BEDROOM TWO : (11.04 at widest point x 11.00 ft) A double bedroom with radiator.

BEDROOM THREE : (11.09 x 11.01 ft) A double bedroom with radiator.

LANDING : With radiator and door to cupboard housing the hot water tank.

BATHROOM : A modern bathroom with low flush WC, ceramic sink pedestal, mirrored medicine cabinet, panelled bath with screen and mixer shower, tiled splashbacks, chrome heated towel rail, tiled flooring and ceiling spotlights.

OUTSIDE : To the front there is dedicated parking for 2 cars to the front. To the rear the garden is mainly laid to lawn with sandstone patio, gravelled area enclosed by fence. Timber shed (not to be maintained or replaced by landlord).

LOCATION

Entered Bottesford Via Belvoir Road and at the junction turn left onto High Street. Take the first left into Queen Street. At the end of the street turn left into Chapel Street and then right onto Devon Lane. The property can then be found on your left hand side within a courtyard.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

INTERNET : ADSL Broadband internet available.

Council Tax : Melton Borough Council : Band C

Deposit : £1,378

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

Services : Mains electricity, water, gas and drainage.

EPC : B

ONE SMALL/MEDIUM DOG or CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional cleaning clause and damage rectification clause will be added to the tenancy agreement.

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).

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.



TERMS

RENT:	£1,195 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,378
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			92
(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	