



BRAUNSTON-IN-RUTLAND

COSY COTTAGE, 4 CHURCH STREET, LE15 8QT

£650 p.m.x.
Part Furnished

A charming two bedroom thatched cottage occupying a central position in the sought after village of Braunston. The property offers a wealth of character features and has neutral décor and oil-fired central heating. The accommodation briefly comprises a lounge, kitchen, utility room, double bedroom, single bedroom, and a modern ground floor bathroom. Outside there is a good sized private rear garden backing onto open fields and a store/workshop. Braunston is located three miles south-west of Oakham and has a church and two public houses.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Charming thatched cottage

ACCOMMODATION

ENTRANCE HALL with door to front, wood effect flooring, radiator and stairs.

LOUNGE with exposed stone and window seat, electric fire set in a stone surround, radiator, understairs cupboard and hanging rail.

BREAKFAST KITCHEN with a range of wall and base units, stainless steel sink and drainer as set in laminate work surfaces, tiled splashbacks, Fagor electric hob and Neff electric oven, wood effect flooring and a radiator.

BATHROOM with white suite comprising a bath with shower over, wash basin and a w.c., tiled splashbacks and a radiator.

REAR LOBBY with door to:

UTILITY ROOM with washing machine (not to be maintained by the landlord), tiled flooring and door to rear.

STAIRS AND FIRST FLOOR LANDING with exposed beam, leading to:-

REAR DOUBLE BEDROOM with exposed beams and a radiator.

FRONT SINGLE BEDROOM with fitted wardrobes and a radiator.

OUTSIDE

Private lawned garden with patio area
Oil Tank
Store/workshop

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which means carpets/flooring and curtains/blinds only.

TERMS

RENT: £650 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £800

FEES: A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.

TERM: A six month shorthold tenancy is offered.

SERVICES: Mains electricity, water and drainage. Any remaining oil must be purchased at the beginning of a tenancy.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band C.

EPC: This property has an Energy Performance Efficiency Rating Band D.

Ref: 8682-6622-9670-4521-8992

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

LOCATION

To locate the property from Oakham, take Braunston Road out of the town. Upon entering the village, take the first left onto Church Street. No. 4 will be found on your left-hand side.



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