



20 SHERRARD CLOSE
WHISSENDINE, OAKHAM, LE15 7HE

£950 Per month
Unfurnished

A fantastic opportunity to reside in this well presented and spacious THREE bedroom semi detached property located in the highly regarded village of Whissendine. The property benefits from uPVC double glazing, gas fired central heating and hardwood doors throughout.

In brief the property comprises of entrance hall, lounge, kitchen/diner, family bathroom, three bedrooms, single garage, off street parking and a mature rear garden. The property would ideally suit a professional couple or individual looking for a village with good links to Oakham and Uppingham.

Oakham is located only 4 miles away from Whissendine and has great links to Stanstead Airport, Peterborough, Leicester and Birmingham. Oakham also has various amenities including several schools including a private school and various shops and restaurants.



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 : with tiled flooring, radiator and stairs to landing.

LOUNGE : (10.06 x 12.08 ft) with laminate flooring, radiator and ornamental fire (not to be used).

KITCHEN/DINING ROOM : (19.09 x 8.00 ft) A fully fitted kitchen comprising of a range of eye and base level unit, laminate work surfaces, integrated washing machine (not to be maintained, disposed of or replaced by landlord), Beko freestanding electric range oven with gas hob, stainless steel extractor fan, stainless steel sink, integrated dishwasher (not to be maintained or replaced by landlord), breakfast bar, radiator, patio doors to garden, ceiling downlights, tiled flooring and tiled splash backs.

BEDROOM ONE : (11.10 x 10.04 ft) A double bedroom with radiator.

BEDROOM TWO : 7.08 x 6.00 ft) A single bedroom with radiator and cupboard housing the combi boiler.

BEDROOM THREE : 11.07 x 9.00 ft) A double bedroom with radiator.

BATHROOM : A three piece suite comprising low flush WC, sink, bath with electric shower, heated towel rail, tiled splash backs, tiled flooring and ceiling downlights.

OUTSIDE : To the front there is a driveway with parking for one car and a single brick built garage. There are 2 further brick stores and a small front garden. To the rear there is a garden mainly laid to lawn with gravelled area with various mature laurel trees.

LOCATION

To locate the property enter Whissendine via Melton Road and then turn left onto Main Street. Bear left onto Stapleford Road and take the 2nd turning on your left into Sherrard Close. The property can then be found on your right hand side.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Rutland County Council : Band B.

Deposit : £1,096

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

Services : Mains electricity, gas, water and drainage.

EPC : C.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet 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 £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).



TERMS

RENT:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band C. 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			87
(81-91) B		72	
(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	