



## 16 BUTLER CLOSE

CROPWELL BUTLER, NOTTINGHAM, NG12 3AF

## £895 Per month

Unfurnished

A fantastic opportunity to reside in this spacious three bedroom end of terrace in the sought after village of Cropwell Butler in the Vale of Belvoir. The well presented property benefits from gas-fired central heating and uPVC double glazing and a modern kitchen and bathroom. The accommodation briefly comprises a kitchen/diner, lounge, cloakroom/w.c., garden room, three bedrooms, and a bathroom. Outside there is a lawned garden to the front and rear.

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 - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE PORCH with uPVC door.

LOUNGE (17'11" x 12'2") with electric fire, double patio doors to garden, and a radiator.

KITCHEN/DINER (17'11" x 8'6") with a range of wall and base units, inset ceramic sink, roll top laminate worksurfaces, integrated hob with electric oven below, extractor fan, pantry with space for fridge freezer, and two radiators.

GARDEN ROOM with door to garden, and a radiator.

CLOAKROOM/W.C. with w.c. and Ideal Logic wall mounted gas combi boiler.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

MASTER BEDROOM (12'1" x 11'8") with built-in wardrobe, and a radiator.

DOUBLE BEDROOM (12'3" x 9'8") with built-in wardrobe, and a radiator.

SINGLE BEDROOM (9'2" x 7'11") with airing cupboard, radiator and access to loft hatch.

BATHROOM with white suite comprising w.c., wash basin and panelled bath with concertina shower screen and electric shower, radiator, tiled splashbacks and tiled flooring.

OUTSIDE Lawned garden to front and rear with patio area. Timber shed with work bench. On street parking only.

### LOCATION

To locate the property from Nottingham, take A60 out of the city centre and turn left onto Cattle Market Road which becomes Country Road. Turn left onto Meadow Lane and then right onto A6011 Radcliffe Road, and at the roundabout take the first exit onto A52. Proceed along this road and after 3 miles turn right onto Cropwell Road. After 2 miles, turn right onto Back Lane and right again onto Butler Close. The property can be found on your right 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 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).

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

Council Tax : Rushcliffe County Council : Band B.

Deposit : £1,032

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

EPC : Band D.

STRICTLY NO PETS PERMITTED.

SERVICES : Mains electricity, gas, water and drainage.



## TERMS

<b>RENT:</b>	£895 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,032
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. 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>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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>		65	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	