



3 NORTH ROAD COTTAGES

LITTLE PONTON, GRANTHAM, NG33 5BZ

£650 Per month
Unfurnished

A rare opportunity to reside in this TWO bedroom mid terrace stone built cottage conveniently located close to the great north road. The property benefits from recent redecoration, oil fired central heating, partial timber double glazing and character features.

The property comprises of sitting room, kitchen, downstairs shower room, two upstairs bedrooms and a further study/nursery. Front garden, rear courtyard with two outhouses, on street parking to slip road.

The property is ideally situated close to the A1 with good links to the A1 north and southbound. It is also within walking distance of the picturesque hamlet of Little Ponton.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Entered via original hardwood door to :

SITTING ROOM : (15.10 x 10.11 ft) with radiator, ornamental fire (not in service) and shelving alcove.

KITCHEN : Comprising a range of eye and base level units, electric hob, electric oven, floor mounted Worcester Bosch oil boiler, space for washing machine, composite floor, vinyl flooring and tiled splashbacks, radiator and door to pantry.

DOWNSTAIRS BATHROOM : Low flush WC, ceramic sink, shower enclosure with electric shower, vinyl flooring and tiled splashbacks.

BEDROOM ONE : (15.11 x 9.09 ft) a double bedroom with radiator and cupboard housing the hot water tank, programmer and water tank.

BEDROOM TWO : (9.09 x 7.05 ft) a double bedroom with a radiator.

STUDY/NURSERY : (7.11 x 5.11 ft) with inbuilt closet and radiator.

OUTSIDE : Front garden, rear courtyard with two outhouses. Rear garden lawn area to be separated and boundary to be defined. Wash house building does not form part of the tenancy. Parking to road to front. Rear garden.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL internet only.

Council Tax : South Kesteven Council Band A.

Deposit : £750

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

Services : Mains electricity. water and drainage. Oil fired heating (any remaining oil must be purchased prior to the commencement of the tenancy at the rate purchased on previous invoice).

EPC : E rating.

SMALL DOG PERMITTED AT LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM. We would request the carpets are professionally cleaned prior to end of tenancy and a damage rectification clause will be added to the contract.

LOCATION

To locate the property from the village of Stroton, proceed towards the A1 sliproad and at the junction turn right into the slip road. The property can then be found almost immediately on your 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 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:	£650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£750
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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