



CHURCH FARM HOUSE

STRETTON, LE15 7QZ

£1,750 Per month
Unfurnished

LET PRIOR TO MARKETING : SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS

Manor Farmhouse offers a rare opportunity to reside in this fully refurbished FOUR bedroom detached family home located in the sought after village of Stretton in Rutland.

The property is located on a country road and has uPVC double glazing, oil fired central heating, newly fitted kitchen, bathroom and utility room, new flooring and decoration throughout.

The property would ideally suit a professional family or couple looking for a rural setting.

Please bare in mind this property is located close to a working farm therefore there will be some passing traffic from time to time.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a uPVC door to entrance hall with double oak doors to kitchen, stairs to first floor landing, under stair store cupboard, radiator.

SITTING ROOM : (17.09 x 11.06 ft) a spacious room with yorkstone hearth, radiator.

KITCHEN/DINING ROOM : (27.06 x 10.02 ft) a newly fitted kitchen comprising a range of light gray eye and base level units, solid oak worktops, stainless steel sink, integrated fridge and freezer, integrated electric oven and hob, stainless steel extractor fan, integrated dishwasher, ceiling spotlights, two radiators and a wooden engineered floor.

UTILITY ROOM : with floor mounted oil fired boiler, oak worktops with base units, plumbing for washing machine, uPVC door to courtyard, radiator and spotlights.

CLOAKROOM : with radiator, low flush WC, ceramic sink on vanity unit, engineered wooden flooring and ceiling spotlights.

LANDING : with double doors to large storage cupboard.

BEDROOM ONE : (17.09 x 11.08 ft) a double bedroom with radiator and double doors to built in wardrobe.

BEDROOM TWO : (12.03 x 6.07 ft) a single bedroom with radiator and loft hatch.

BEDROOM THREE : (15.03 x 10.04 ft) a double bedroom with radiator.

BEDROOM FOUR : (12.00 x 10.04 ft) a double bedroom with radiator.

BATHROOM : A refitted bathroom comprising of a four piece suite of panelled bath, ceramic sink on vanity unit, WC, shower enclosure with mixer shower, darkwood effect laminate flooring, chrome towel rail and ceiling spotlights.

OUTSIDE : The property has large lawned gardens to three sides with mature apple trees. There is a gravelled driveway with off street parking for several cars. Oil tank (oil to be purchased before commencement of tenancy).

IMPORTANT PROPERTY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL Broadband internet available.

Council Tax : Rutland County Council. : Band E.

Deposit : £2,019

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

Services : Mains electricity, water and private drainage. Oil fired heating and hot water (any remaining oil must be purchased prior to commencement of the tenancy).

EPC : On order (TBC).

A SMALL DOG IS CONSIDERED AT THE DISCRETION OF THE LANDLORD AT AN INCREASED RENT OF £25 PCM, a professional carpet cleaning clause will be added to the contract with a damage rectification clause.

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:	£1,750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£2,019
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
EPC:	This property has an Energy Performance Efficiency Rating Band . 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			
(81-91) B			
(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	