



## 6 COTTAGE AVENUE

WHATTON, NG13 9FS

£950 Per month  
Unfurnished

A well-presented and modern detached two bedroom bungalow situated in a quiet cul-de-sac location within this sought after village conveniently located for Bingham, Bottesford and Grantham.

The property benefits from modern fixtures and fittings throughout and has gas-fired central heating, uPVC double glazing and a well planted rear garden. The walls in various rooms are also due to be decorated before the commencement of a tenancy.

The accommodation briefly comprises entrance hall, lounge, fitted dining kitchen, two bedrooms and a wet room. Outside offers gardens to both front and rear, tarmac driveway and a single garage.

The property would suit a professional individual/couple or family looking for a single level property located close to the Vale of Belvoir.

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

# 2 bedroom Bungalow - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with an airing cupboard and a radiator.

LOUNGE (16.02 x 11.02 ft) with pine fire surround and space for electric fire on quartz hearth and a radiator.

DINING KITCHEN (16.00 x 8.00 ft) with a range of cream shaker style units with laminate work surfaces, stainless steel sink top, electric ceramic hob with electric oven and cooker hood, combination boiler, integrated fridge, washing machine (not to be disposed of, repaired or replaced by landlord) radiator, and laminate flooring.

DOUBLE BEDROOM (11.05 x 10.06 ft) with a radiator.

SINGLE BEDROOM (8.09 x 8.08 ft) with a patio door leading to the garden and a radiator.

WET ROOM with suite comprising w.c., wash basin, shower, ceramic tiling and extractor fan.

OUTSIDE Driveway providing off-road parking for several cars. Single garage with up and over door. Lawned garden to front and mature well planted gardens to the rear with patio area. There is also a garden shed (not to be maintained or replaced by the landlord).

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds only.

Council Tax : Rushcliffe Borough Council : Band C.

Deposit : £1,096

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

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

A SMALL/MEDIUM DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. This will be subject to a damage rectification clause within the agreement and we request the carpets are cleaned professionally at the end of the tenancy to ensure that they are free from any dander/fleas.

Internet : ADSL and Fibre broadband available.

### 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.

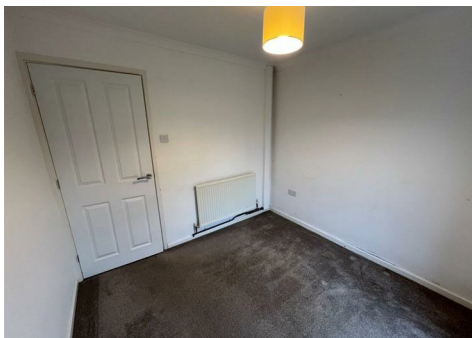
#### Property Redress

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).

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

<b>RENT:</b>	£950 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,096
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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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) <b>A</b>			89
(81-91) <b>B</b>		71	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	