



ROBERTS FARM 6 CHURCH

SCALFORD, LE14 4DL

£975 Per month

Unfurnished

The Stables of Scalford offers a rare opportunity to reside in this spacious and well appointed one bedroom single storey stable conversion located in the highly regarded village of Scalford near Melton Mowbray.

The property benefits from oil fired central heating, uPVC double glazing, a private walled rear garden overlooking the church, redecoration to some rooms and also a convenient barn/garage.

The residence comprises of kitchen dining room, large sitting room, double bedroom, shower room and a rear garden. Off street parking is to the front of the property located within the gated courtyard.

Scalford is a popular village which benefits from a primary school, local public house and is only a 5 minute drive from Melton Mowbray.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a composite door with radiator and door to sitting room.

SITTING ROOM : (5.2 x 2.6 m) with patio doors to garden, radiator.

KITCHEN/DINING ROOM : (4.8 x 3.6 m) a modern kitchen comprising a range of eye and base level units, laminate work tops, electric oven, electric hob, composite sink, freestanding washing machine (not to be maintained or replaced by the landlord), radiator, parquet vinyl floor and cupboard housing the floor mounted oil fired boiler and hot water tank.

INTERNAL HALLWAY : with radiator and airing cupboard.

BATHROOM : with low flush WC, ceramic sink, large shower enclosure with mixer shower and rainfall head, tiled walls and flooring and a chrome heated towel rail.

BEDROOM : (2.7 x 3.7 m) a double bedroom with a radiator.

BARN/GARAGE : a large space with power and light.

PARKING : Large double garage with timber doors (Please note the residents' car must be parked in the garage at all times as no cars are permitted to be left in the courtyard at any time, including visitors' cars. All visitors must park on the road).

IMPORTANT TENANCY INFORMATION

The Property Is **UNFURNISHED** to include carpets and curtain tracks/poles and some blinds only.

Council Tax : Melton Borough Council : Band A.

Deposit : £1,125

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage. Oil fired heating (the tenant must purchase any remaining oil prior to the start of the tenancy)

EPC : E

INTERNET : ADSL and and satellite broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use. Parking to garage only. Visitors must use road parking.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. Please see www.melton.gov.uk/planning

Accessibility: All single storey.

Construction: Stone under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.



TERMS

RENT:	£975 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,125
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
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/



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

