

42 KINGS ROAD

OAKHAM, LE15 6PD

£895 Per month

Unfurnished

A well presented TWO bedroom mid terrace period property located within walking distance of the market town of Oakham. The property benefits from uPVC double glazing, gas fired central heating and a modern kitchen.

The property retains original features such a panelled doors and coved ceilings.

Oakham is a thriving market town with many local boutique shops, restaurants and cafes. There is a renowned private school and train station with good links to Peterborough, Cambridge, Leicester and Birmingham.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

EST. 1846

SHOULERS

RESIDENTIAL | RURAL | COMMERCIAL

2 bedroom House - Mid Terrace









Viewing Highly Recommended

ACCOMMODATION

BEDROOM ONE
Double bedroom with radiator and storage closet.

BEDROOM TWO
A single bedroom with radiator and built in cupboard housing immersion heater.

BATHROOM
Comprising of a three piece suite to include low flush WC, sink, panelled bath with electric shower over, radiator, tiled walls, new vinyl flooring.

ENTRANCE HALL
Entered via a uPVC door with stairs to first floor landing.

LOUNGE/DINING ROOM
A spacious room which has been knocked through into the dining area to create an open plan living arrangeent. This room has a radiator and door to garden.

KITCHEN
A modern kitchen comprising a range of eye and base level units, wood effect work surfaces, stainless steel sink, washing machine, fridge freezer, (Fridge and Washing Machine Not to be maintained or replaced by landlord) freestanding electric oven with gas hob, wall mounted gas fired boiler, wood effect flooring.

OUTSIDE
To the front there is on road parking. To the rear there is a small patio area with the garden being mainly laid to lawn enclosed by fencing. Please note that neighbouring properties do have a right of way through the garden area.

LOCATION
Before the level crossing turn right, take the third turning on your left into Kings Road and the property can be found 100 yards on your left hand side.

DISCLAIMER
ENANT 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.

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and some curtains only.

Deposit : £1,032

Internet : ADSL and Fibre Broadband available.

Term : An assured periodic tenancy is offered.

Council Tax : Rutland County Council. Band B.

Services : Mains electric, gas, water and drainage.

EPC : Rating D.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.





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TERMS

RENT:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	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: https://www.gov.uk/find-energy-certificate
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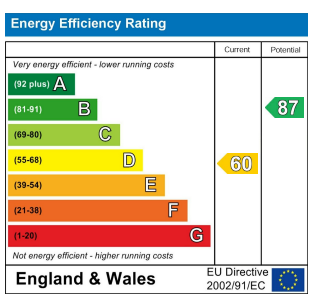


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