

THE BOTHY CHURCH STREET £900 Per month

SCALFORD, LE14 4DL

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

1 bedroom House - Terraced





The Bothy is a fully furnished one bedroom cottage located within the grounds of Roberts Farm in the popular village of Scalford. The property benefits from uPVC double glazing, independant oil fired central heating and one parking space.

The property comprises of living/kitchen, bedroom, shower room and a small patio area to the front.

Ideally suited to a single person looking for a quiet cottage located in a village close to Melton Mowbray.









SUMMARY

Living Room/Kitchen : (12.96 x 14.94 ft) a modern fitted kitchen with shaker style eye and base units, laminate worktops, integrated fridge, integrated electric oven and hob, stainless steel extractor fan and sink, space for microwave, tiled splashbacks and flooring, beamed ceiling, 2 storage cupboards and stairs to first floor.

Bedroom : (15.89 x 9.08 ft) a double bedroom, solid wood floor, storage/closet, beamed ceiling and door to shower room.

Bath Room : comprising of panelled bath with mixer shower, low flush WC, sink, velux window, beamed ceiling.

Outside : Patio to front with one parking space to yard.

IMPORTANT TENANCY INFORMATION

The Property Is Flexibly furnished, certain items can be removed if required before tenancy commences.

Council Tax : Melton Borough Council : Included within rent

Deposit : £1,038

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). Internet not included.

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 courtyard only for one car.

Flood/Erosion Risk: None to report.

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

Accessibility: Stairs to first floor.

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.

DISCLAIMER

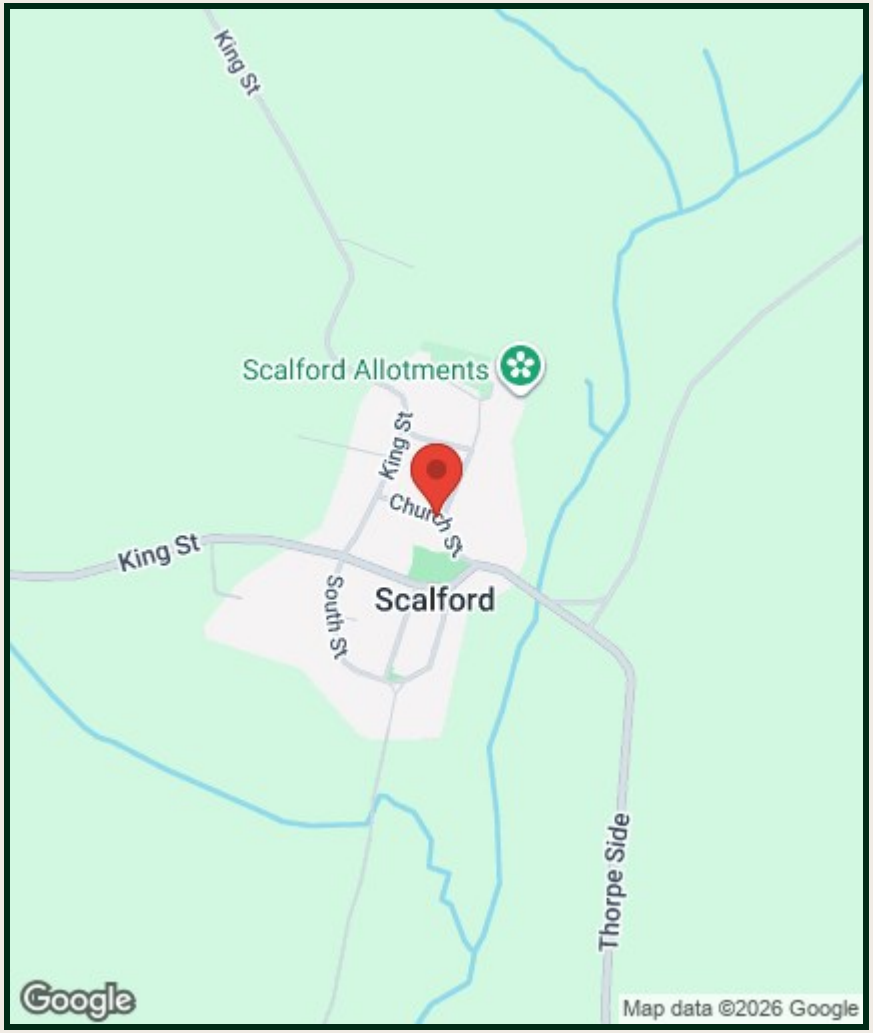
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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.



RENT: £900 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,038

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

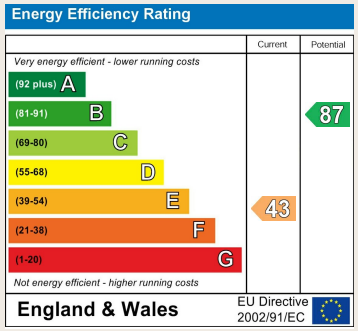
COUNCIL TAX: Melton Borough Council Band A

EPC: This property has an Energy Performance Efficiency Rating Band E.
Ref

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EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



Shoulers LLP, County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
lettings@shoulers.co.uk

Tel: 01664 560181

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