



## 2 PLUMMERS HILL COTTAGE

STOKE ROCHFORD, GRANTHAM, NG33 5EW

£825 Per month  
Unfurnished

A well presented and characterful **THREE** bedroom semi detached stone built cottage with large garden conveniently situated on the A1 southbound. The property benefits from wood burning stove, oil fired heating and timber double glazed windows. There is a large mature garden with off street parking for several cars.

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

# 3 bedroom House



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**KITCHEN (6.04 x 18.03)** A galley kitchen with a range of eye and base level units, stainless steel sink, integrated electric oven and hob, space for fridge, radiator, vinyl floor and pantry area.

**UTILITY AREA** : with space for washing machine, radiator, wood effect vinyl flooring, worktops.

**DOWNSTAIRS BATHROOM** : With panelled bath, sink, low flush WC, electric shower, tiled splashbacks, wood effect vinyl flooring and radiator.

**SITTING ROOM (17.03 x 16.06 ft)** with wood burning stove and storecupboard, stairs to first floor.

**BEDROOM ONE (15.01 x 9.08 ft)** A double bedroom with radiator and airing cupboard.

**BEDROOM TWO (10.11 x 9.05 ft)** A double bedroom with radiator.

**BEDROOM THREE (7.03 x 12.00 ft)** A double bedroom with radiator.

**OUTSIDE** : Outside the property there is a private gated gravelled driveway with off street parking for several cars, outhouse containing the oil fired boiler, large lawned gardens.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council Band A.

Services : . Mains electric, Private drainage, mains water, Oil fired heating (any remaining oil must be purchased at the commencement of the tenancy).

Deposit : £951

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

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement

EPC : On Order.

### LOCATION

The property is located on the A1 dual carriageway southbound. Proceed south on the A1 and the property is located just after the turning on your left hand side for Washdyke Lane. As you start heading down the A1 the property is on your left hand side. (See Map Location).

### 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.

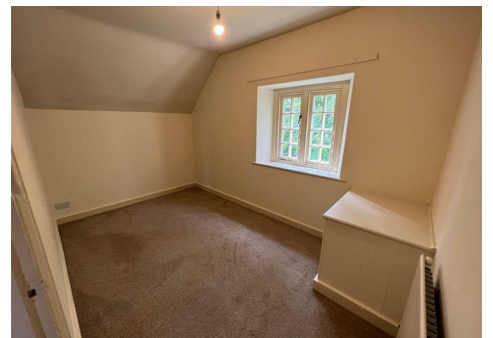
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord 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).



## TERMS

<b>RENT:</b>	£825 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£951
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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>			
(81-91) <b>B</b>			
(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	