



3 CHILTERN CLOSE
OAKHAM, LE15 6NW

£935 Per month
Unfurnished

A well-presented and spacious THREE bedroom DETACHED property situated on the outskirts of Oakham town. The accommodation benefits from modern fixtures and fittings throughout, uPVC double glazing and gas-fired central heating. Outside there is a lawned garden with patio to the rear, a single garage and off-road parking to the front.

Oakham is a popular market town with a multitude of independent shops, boutiques, restaurants and other amenities including a private school.

Oakham is ideally situated for commuting to Melton Mowbray and Stamford. There are also good train links to Birmingham, Cambridge, Peterborough, Leicester and Stanstead Airport. Oakham is also conveniently located close to Rutland Water.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE LOBBY with uPVC door to front, tiled floor and glass panelled door leading to :-

DINING LOUNGE (20.04 x 11.00 ft) with window to front, two radiators and double doors to rear.

KITCHEN (11.02 x 7.11 ft) with wood fronted wall and base units with granite effect worktop, tiled splashback, stainless steel sink and drainer, gas-fired hob with extractor hood over and electric oven beneath, integrated dishwasher, halogen spotlights, tiled floor, radiator, door to side and under stairs cupboard.

STAIRS AND FIRST FLOOR LANDING leading to:-

MASTER BEDROOM (11.08 x 11.00 ft) with window to front and a radiator.

BEDROOM TWO (11.07 x 8.00 ft) with window to front, fitted wardrobe and a radiator.

BEDROOM THREE (11.02 x 8.03 ft) with window to rear, fitted cupboard and a radiator.

BATHROOM with white suite comprising bath, wash basin and w.c., double shower cubicle, tiled splashbacks, halogen spotlights, heated towel rail and window to rear.

OUTSIDE Lawned garden with patio area to rear. Garden shed. Lawned garden to front. Off-road parking. Single garage with combi boiler.

LOCATION

To located the property, leave Oakham town centre via Melton Road and after crossing the railway line, bear left into Cold Overton Road. At the top of the road, turn left into Mendip Road. Chiltern Close is the first road on your left and No. 3 will be found all the way round on your left-hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Rutland County Council : Band C.

Deposit : £1,078

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

Services : Mains electricity, gas, water and drainage.

EPC : D.

A SMALL/MEDIUM 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.

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).



TERMS

RENT:	£935 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,078
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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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