



3 HEATH LANE

GREAT PONTON, GRANTHAM, NG33 5DQ

£925 Per month

Unfurnished

A spacious and well presented TWO Bedroom SEMI DETACHED cottage located close to Stoke Rochford village and the A1. The property has modern electric heating, double glazing and a private rear garden.

The property comprises of utility room, office/snug, a modern kitchen/dining room, sitting room, two bedrooms and a family bathroom upstairs. Outside there is large gravelled driveway and mature gardens to the front with outhouse storage.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

A rare opportunity to rent this two bedroom (one double and one single) semi detached cottage with modern electric heating in a quiet rural location near the villages of Stoke Rochford and Great Ponton.

The property benefits from character features throughout, mature gardens and off street parking to a large driveway. The property sits opposite farmland and open views over open countryside.

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).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven A.

Deposit : £1,067

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

Services : Mains electricity, private water and drainage. Charged by estate at £36 a month to inc water and emptying of tank.

EPC : E.

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.



TERMS

RENT:	£925 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,067
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
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