



SPINNEY FARM

RATCLIFFE ON THE WREAKE, LEICESTER, LE7 4SQ

£725 Per month

Unfurnished

COUNCIL TAX, WATER, DRAINAGE AND HEATING INCLUDED WITHIN THE MONTHLY RENT OF £725PCM.

A fantastic opportunity for a single occupant to reside in this spacious one bedroom split level apartment located on a working farm on the outskirts of the highly regarded village of Thrussington. The property benefits from partial uPVC double glazing and council tax, heating and water are included within the monthly rent.

The property comprises kitchen/diner to the ground floor with large pantry, to the first floor there is a double bedroom, sitting room, study and bathroom. Outside there is off street parking for one car.

Thrussington is a sought after village with good links to Leicester, Melton and the A46.

Viewing strictly by appointment with the sole agents.

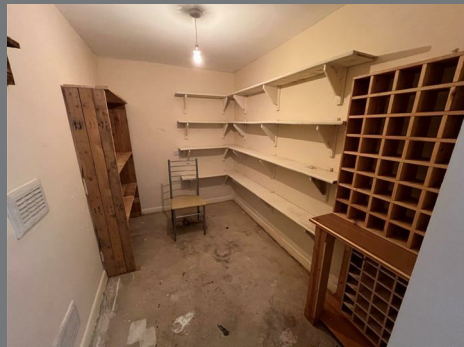
Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat - Conversion



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

KITCHEN : (9.10 x 16.07 ft) A spacious kitchen with bay window, a range of base level units with laminate work surfaces, kitchen table and chairs, stainless steel sink, freestanding fridge freezer and oven (oven and fridge not to be maintained or replaced by landlord), door to under stairs cupboard and door to spacious pantry.

REAR UTILITY : Housing the washing machine (not to be maintained or replaced by landlord).

STAIRS LEADING TO FIRST FLOOR :

SITTING ROOM (9.11 x 18.06 ft) : To the first floor there is a spacious sitting room with views over open fields, radiator, storage cupboard and ornamental fire surround.

BEDROOM : (8.02 x 13.03 t) A double bedroom with radiator and inbuilt wardrobe.

STUDY/OFFICE : (9.01 x 10.03 ft) with a radiator.

BATHROOM : A three piece suite comprising of low flush WC, radiator, sink pedestal, bath with electric shower, tiled walls and vinyl flooring.

OUTSIDE : To the front there is one off street parking space.

DIRECTIONS

To locate the property head out of Thrusington on Ratcliffe Road. Proceed down this road for a mile and you will see a turning on your right hand side with a name plaque stating Spinney Farm. Head down this track and at the end bare right and the property can be found directly ahead of you.

IMPORTANT PROPERTY INFORMATION

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

SINGLE OCCUPANTS ONLY

Council Tax : Melton Borough Council (included within monthly rent)

Deposit : £836

Term : A 6 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage. ADSL broadband available.

UTILITIES : Council Tax, water and drainage and heating included within the monthly rent of £725 PCM. Tenant responsible for electric usage (submetered) and own internet.

EPC : D rating.

STRICTLY NO PETS PERMITTED DUE TO WORKING FARM AND LIVESTOCK PRESENT.

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:	£725 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£836
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	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: https://www.gov.uk/find-energy-certificate
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Melton Mowbray, Leicestershire LE13 1QF

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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	