



7 ASHWELL ROAD
LANGHAM, LE15 7HT

£1,595 Per month
Unfurnished

A fantastic opportunity to reside in this renovated, spacious FOUR bedroom DETACHED property located down a quiet leafy street with large mature well planted gardens in the highly regarded village of Langham near Oakham.

The property has undergone a scheme of refurbishment to include newly fit uPVC doors and windows, a newly fitted kitchen, new flooring and decoration throughout. In brief the property comprises of entrance hallway, sitting room, breakfast kitchen, WC, utility room, four double bedrooms to the first floor and a refitted bathroom.

Langham is a popular village which benefits from local public houses and is a 5 minute drive to the market town of Oakham.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a uPVC door to spacious hallway with radiator, cupboard to under stair storage and stairs to first floor landing.

SITTING ROOM : A spacious room with two radiators, wood effect vinyl flooring, open fire and double doors leading to :

LIVING/KITCHEN : A newly fitted kitchen comprising a range of eye and base level units, laminate work tops, sliding patio doors to garden, inset stainless steel sink, space for electric oven, space for dishwasher and fridge freezer, radiators, tiled splashbacks and door to rear lobby.

WC : With tiled flooring, WC and sink.

UTILITY ROOM : With a range of eye and base level units, stainless steel sink, space for washing machine.

SINGLE GARAGE : with gas fired wall mounted boiler and power and light.

LANDING : A spacious landing with radiator and airing cupboard housing hot water tank.

BEDROOM ONE : A spacious double with radiator and wood effect vinyl flooring.

BEDROOM TWO : A double bedroom with radiator.

BEDROOM THREE : A double bedroom with radiator.

BEDROOM FOUR : A double bedroom with radiator.

BATHROOM : A newly fitted suite with low flush WC, sink, panelled bath with large shower enclosure with electric shower and aquaboard splashback and grey tiled splashbacks, wood effect vinyl flooring.

OUTSIDE : A large mature garden entered via hardwood gates to a spacious gravelled driveway. The well planted gardens contain various borders of mature shrubs and plants with box hedging and the gardens surround the property on all sides. There are two greenhouses (not to be maintained or replaced by the landlord) and the property would ideally suit an individual or couple keen on gardening.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtain tracks only.

INTERNET : ADSL Broadband internet available.

Council Tax : Rutland County Council : Band F.

Deposit : £1,840

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

Services : Mains electricity, water, gas and private drainage.

EPC : Band C.

A small to medium dog may be permitted at the property at the landlords discretion subject to an increased rent of £25 PCM, please note a damage rectification clause will be included within 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).

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.



TERMS

RENT:	£1,595 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,840
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band F
EPC:	This property has an Energy Performance Efficiency Rating Band C. 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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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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lettings@shoulers.co.uk

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