



21 FINKEY STREET
OAKHAM, LE15 6AG

£825 Per month
Unfurnished

LET PRIOR TO GOING TO MARKET SUBJECT TO REFERENCING : SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS

A recently part refurbished TWO bedroom mid terrace period property located in the popular market town of Oakham.

The property has recently undergone a scheme of refurbishment to include new decoration throughout and new carpets. The residence also benefits from both single glazed and double glazed sash windows, gas fired central heating and a rear garden and conservatory.

The property comprises of two reception rooms, galley kitchen, conservatory, two bedrooms, family bathroom, rear garden and on street permit parking to the front.

Oakham is a thriving and popular market town offering various local amenities to include boutiques, restaurants, cafes, Oakham private school and Rutland Water is a mere 5 minutes drive away.



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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

FRONT RECEPTION ROOM : (10.11 x 11.00 ft) Entered via original hardwood door the room has radiator, ornamental original fire insert with timber surround (not commissioned or in use).

MIDDLE RECEPTION ROOM : (11.00 x 10.11 ft) with timber sash window, radiator, door with stairwell, gas fire (redundant and not in service), under stair cupboard with shelving.

KITCHEN : A traditional galley kitchen with a range of eye and base level units, laminate worktops, gas integrated hob, electric integrated oven, under counter fridge, slimline dishwasher (DW not to be maintained or replaced by landlord), wall mounted gas fired boiler, stainless steel sink, space for washing machine, uPVC door to back garden, tiled flooring and ceiling spotlights.

CONSERVATORY : with electric heater, tiled floor and uPVC door to garden.

FRONT BEDROOM : (11.01 x 10.11 ft) a double bedroom with uPVC sash window, radiator and original ornamental fire insert.

LANDING : with loft hatch (not to be used for storage).

BEDROOM TWO : (11.01 x 7.09 ft) a small double bedroom with radiator.

BATHROOM : a spacious bathroom with low flush WC, sink pedestal, panelled bath with screen and Triton electric shower over, tiled splashbacks, vinyl floor, radiator and ceiling spotlights.

OUTSIDE : To the front there is on street parking (permit parking available at cost from Rutland County Council). To the rear there is a mature rear garden with gravelled area, lawn and timber shed (shed not included in tenancy and shed not to be maintained, disposed of or replaced by landlord).

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.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Rutland County Council : Band B.

Deposit : £951

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

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, water and drainage.

EPC : D rating.

PETS : A small dog may be permitted at the landlords discretion subject to an increased rent of £25 PCM. A damage rectification clause will be added to the agreement and we request the carpets are cleaned prior to vacation to ensure free from fur/dander/odours/fleas.



TERMS

RENT:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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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