



**50 KINGS ROAD**  
OAKHAM, LE15 6PD

**£795 Per month**  
Unfurnished

A well-presented and newly decorated two bedroom traditional mid terrace property situated within easy reach of Oakham town centre.

The property is newly decorated with new carpets throughout and has double glazed windows and gas central heating. It also benefits from an extended kitchen, modern bathroom suite and two large reception rooms.

Outside there is a good sized lawned garden with patio area and shed (shed not to be maintained or replaced by the landlord). The property would provide ideal accommodation for a professional person or couple looking for a traditional property located close to local amenities with Rutland Water located only a few miles away.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 2 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with upvc door to front and a radiator.

LOUNGE with feature ornamental former fireplace (not in service) shelving to alcove and a radiator.

DINING ROOM with under stairs storage, built-in cupboard and a radiator.

KITCHEN with stainless steel sink and drainer unit as set in roll top laminate work surface, modern wall and base units, Electric hob and oven with extractor fan over, tiled floor and splashback and plumbing for a washing machine and space for a fridge freezer.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM with built-in wardrobe, fitted cupboard and a radiator.

REAR DOUBLE BEDROOM with airing cupboard and a radiator.

BATHROOM with white suite comprising panelled bath with shower over, wash basin and low flush w.c., tiled walls and a heated towel rail.

OUTSIDE Lawned garden and patio to the rear and small garden to front. Garden shed to rear (not to be maintained or replaced by landlord). On street parking to the front.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Oakham County Council : Band B.

Deposit : £917

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

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : D rating. (New EPC on order)

Pets : A SMALL DOG may be permitted at the landlords discretion at an increased rent of £25 PCM, we request that the carpets are cleaned prior to the end of the tenancy to ensure that the carpets are free from fleas/dander etc.

### LOCATION

To locate the property from Oakham town centre, take Melton Road and after crossing the railway line, bear left into Cold Overton Road. Kings Road is the third road on the left-hand side and the property can be found on the left.

### 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.

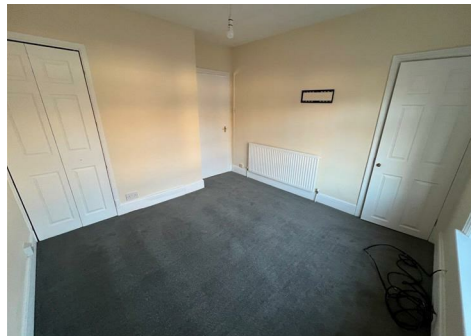
#### Property Redress

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.

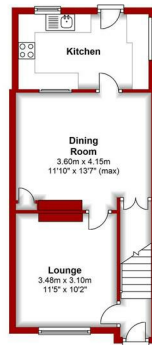


## TERMS

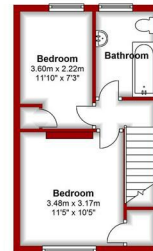
- RENT:** £795 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £917
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- EPC:** This property has an Energy Performance Efficiency Rating Band C. Ref  
A full copy of the EPC is available upon request or can be downloaded from: <https://www.gov.uk/find-energy-certificate>
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**Ground Floor**  
Approx. 39.3 sq. metres (422.9 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (320.7 sq. feet)



Total area: approx. 69.1 sq. metres (743.6 sq. feet)

County Chambers, Kings Road,  
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	