



## 8 ASH CLOSE

UPPINGHAM, OAKHAM, LE15 9PJ

£850 Per month

Unfurnished

A well presented and newly decorated two bedroom mid terrace located on a quiet residential street in the popular market town of Uppingham.

The property benefits from gas fired heating, uPVC double glazing, redecoration throughout and newly fitted flooring.

Comprising of sitting/dining room, kitchen, two bedrooms, shower room, driveway to front, garage and rear garden area.

The property would ideally suit a professional individual or couple looking for property conveniently located with good road links to both Oakham, Stamford and Peterborough.

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

**LOUNGE/DINING ROOM :** Entered via uPVC door to sitting room with stairs to first floor landing, radiator, electric fire with quartz surround, radiator x 2, storage cupboard and LTV flooring and door to garden.

**KITCHEN :** A fitted kitchen comprising a range of eye and base level units, laminate worktops, Beko electric oven, space for washing machine, space for under counter fridge freezer, wall mounted gas fired boiler, stainless steel sink, tiled splashbacks and LTV flooring.

**LANDING :** With cupboard housing hot water immersion heater and loft hatch.

**BEDROOM ONE :** A double bedroom with radiator.

**BEDROOM TWO :** A single bedroom with radiator.

**SHOWER ROOM :** with WC, mirror, electric shower, chrome heated towel rail, sink, tiled flooring.

**OUTSIDE :** Patio area with steps to elevated raised beds and archway to single garage. To front there is a block paved driveway and single garage.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtains/blinds only.

Council Tax : Rutland County Council : Band B.

Deposit : £980

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

Services : Mains electricity, gas, water and drainage.

EPC : D

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. Please consult with Rutland County Council Planning for local developments.

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent )

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

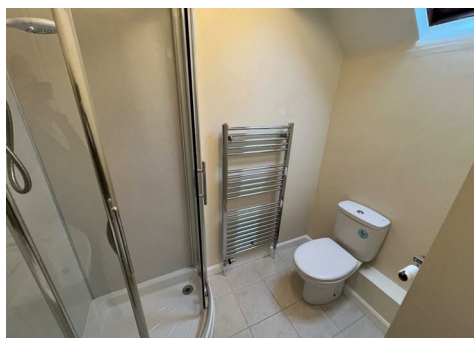
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

### DISCLAIMER

### TENANT FEES



## TERMS

<b>RENT:</b>	£850 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£980
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

