

9 VILLAGE STREET

STOKE ROCHFORD, GRANTHAM, NG33 5EB

£1,450 Per month

SHOULERS
EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL

2 Bedroom House - Detached





Oaktree Cottage of Stoke Rochford offers a fantastic opportunity to reside in this spacious two bedroom detached cottage located within the quiet rural hamlet of Stoke Rochford near Grantham.

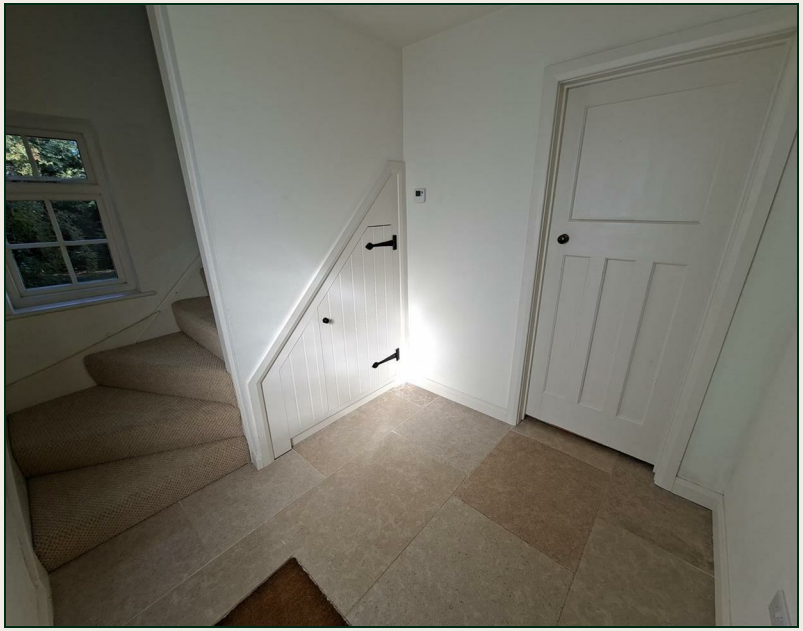
The proeprty benefits from underfloor heating to the ground floor and runs via an oil fired central heating system.

The property is on mains water and also has timber double glazed windows throughout and modern fixtures and fittings to include a shaker kitchen.

In brief the proeprty comprises of Entrance Hall, Sitting Room : Open Plan Kitchen and Dining Room, Downstairs WC, Utlity Room, Stairs and Landing, Bedroom 1, Bedroom 2, Bathroom and a large garden.

Ideally located with good access/links to the A1 and both Melton Mowbray and Grantham/Stamford.









SUMMARY

Entrance Hall : with under floor heating

Sitting Room : under floor heating and log burner

Open Plan Kitchen and Dining Room : a modern shaker kitchen with underfloor heating and travertine flooring, intergrated hob and oven, space for dishwasher

Downstairs WC : with low flush WC and sink.

Utlity Room : plumbing for washing machine

Stairs and Landing : radiator and spacious landing

Bedroom 1 : radiator and ornamental fireplace

Bedroom 2 : radiator and ornamental fireplace

Bathroom : with four piece suite.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED.

Council Tax : South Kesteven Council : Band D.

Deposit : £1,673

Term : An assured periodic tenancy is offered

Services : Main, electricity, water and drainage. Oil fired heating (tenant to pay for oil at the signing).

EPC : Band E.

INTERNET : ADSL and satellite available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

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

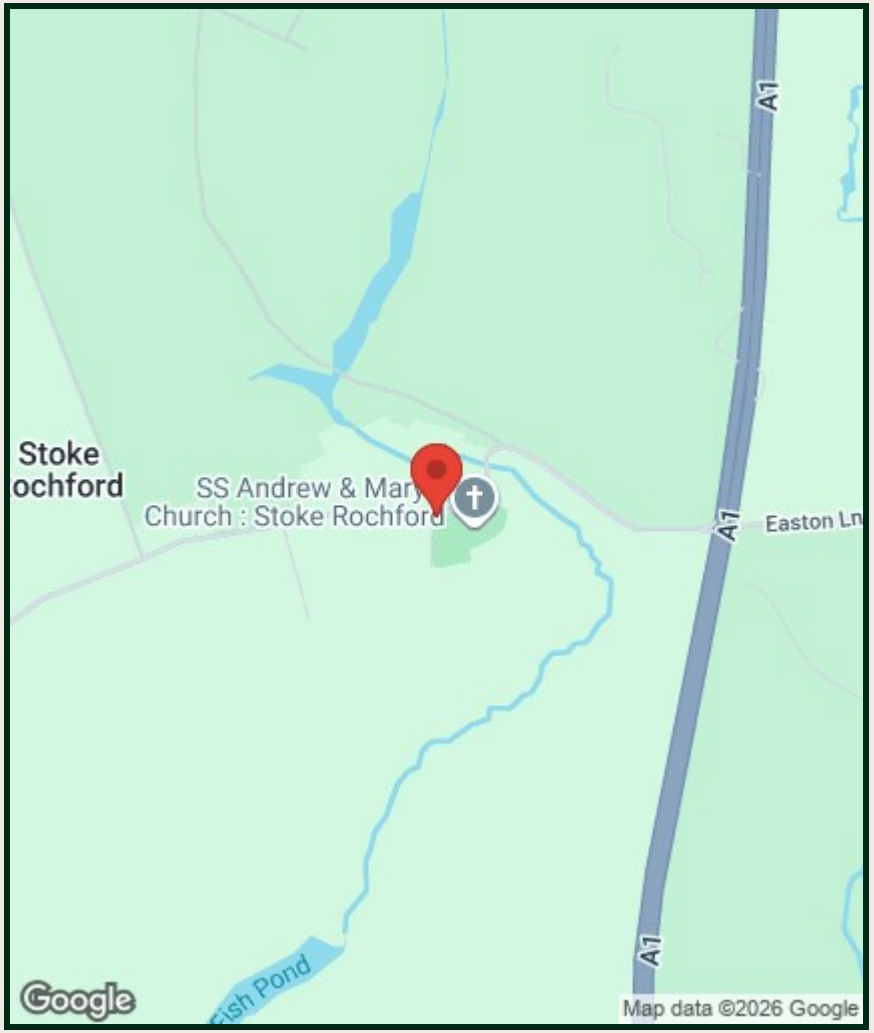
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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.



RENT: £1,450 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,673

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

COUNCIL TAX: South Kesteven Council Band D

EPC: This property has an Energy Performance Efficiency Rating Band E.
Ref

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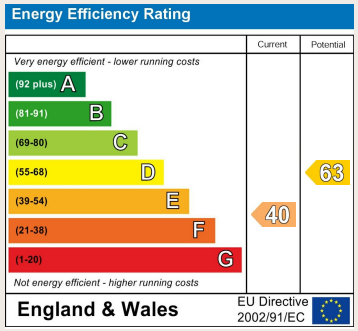
EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



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