



30 PENN STREET
OAKHAM, LE15 6BB

£735 Per month
Part furnished

A fantastic opportunity to reside in this three bedroom three story Victorian period property located close to the town centre in the historic market town of Oakham. The property benefits from some retained character features, gas fired central heating, partial double glazing and would ideally suit a professional individual or couple.

The property briefly comprises of a lounge, kitchen/diner, utility room, three double bedrooms, bathroom and a small courtyard garden to the rear. To the front there is a cottage garden and on road permit parking available.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

LOUNGE (12.03 x 11.04 ft)

With ornamental fire insert, radiator, timber sash window and laminate flooring.

KITCHEN/DINER (9.08 x 10.03 ft)

Comprising a range of eye and base level units, laminate work surfaces, gas integrated hob, integrated electric oven, stainless steel extractor fan, space for under counter fridge, radiator, upvc window, stainless steel sink, tiled splashbacks, tiled flooring, ceiling downlights, under stairs store cupboard, stairwell to first floor and space for a dining table.

UTILITY ROOM

With wall mounted gas Baxi boiler, range of eye and base level units with laminate work surfaces, space for washing machine, tiled splashbacks, uPVC door to back garden and a tiled floor.

BEDROOM ONE (12.05 x 11.04 ft)

A double bedroom with radiator, timber sash window and inbuilt wardrobe/cupboard.

BATHROOM

A bathroom with panelled bath with mixer taps and shower attachment, sink, low flush WC, radiator, tiled splashbacks and vinyl flooring.

BEDROOM TWO (11.02 x 11.04 ft)

Located on the third floor this is a double bedroom with radiator.

BEDROOM THREE (9.05 x 10.06 ft)

A double bedroom located on the third floor with radiator.

OUTSIDE

To the rear of the property there is a small courtyard with brick storehouse, (please note other residents have a right of way through the garden). To the front there is a small walled garden with on road permit parking available. (Permits Available from Rutland County Council).

LOCATION

To locate the property from Oakham town centre proceed down high street and at the roundabout turn take the 3rd exit into Mill Street. At the junction turn right onto South Street and then left onto Penn Street. The property can then be found on your right hand side.

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 license 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).

OTHER INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Rutland County Council : Band B.

Services : Main Electric, Gas, Water and Drainage.

EPC : Rating D.



TERMS

RENT:	£735 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£848
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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EPC: This property has an Energy Performance Rating. A copy is available upon request.

