



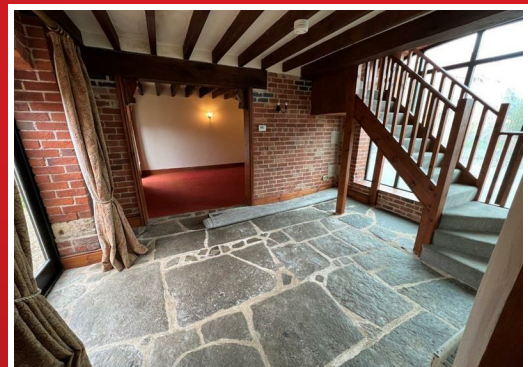
5 GRANTHAM ROAD
BOTTFESFORD, NOTTINGHAM, NG13 0GZ

£950 Per month
Unfurnished

A well-presented **THREE** bedroom **BARN CONVERSION** benefitting from gas-fired central heating, full double glazing and retaining many character features to include beams and flagstone flooring located in the highly regarded village of Bottesford in the **VALE OF BELVOIR**. The spacious accommodation comprises two reception rooms, breakfast kitchen, study, ground floor cloakroom, three double bedrooms and a bathroom. Outside is a small courtyard garden to rear, a garage and ample parking and amenity area to the front.

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 - Link Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with a radiator.

CLOAKROOM with corner wash basin, w.c. and a radiator.

STUDY with beamed ceiling and a radiator.

LOUNGE with beamed ceiling and a radiator.

DINING HALL with double French door to garden, beamed ceiling and a radiator.

BREAKFAST KITCHEN with textured sink top, roll top laminate work surfaces, pine base units, electric oven with gas hob (not to be maintained, or replaced by landlord), plumbing for automatic washing machine, wall mounted Protherm gas-fired central heating combi boiler, beamed ceiling, ceramic tiled floor, and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with beamed ceiling and radiator, leading to:-

MASTER DOUBLE BEDROOM with beamed ceiling and a radiator.

FRONT DOUBLE BEDROOM with beamed ceiling and a radiator.

REAR DOUBLE BEDROOM with beamed ceiling and a radiator.

BATHROOM with panelled P-shaped bath, power shower in tiled cubicle, pedestal wash basin, bidet, w.c. and a radiator.

OUTSIDE Garage with up and over door . Parking for two cars . Small garden to front. Gravelled courtyard to rear.

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND SOME CURTAINS ONLY.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,096

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D

A SMALL PET MAY BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

LOCATION

The property is located on Grantham Road directly opposite the old Red Lion public house which is now closed.

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).



TERMS

RENT:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
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.

