



15 GRAFFHAM DRIVE
OAKHAM, LE15 6DQ

£825 Per month
Unfurnished

A modern and well presented THREE bedroom mid terrace townhouse conveniently located for Oakham town centre. The accommodation benefits from modern fixtures and fittings and briefly comprises a lounge, breakfast kitchen, cloakroom/w.c., three bedrooms and a bathroom. The property also has gas-fired central heating and uPVC double glazing. Outside there is a lawned garden to the rear and an allocated parking space to the front.

Oakham is a thriving market town offering a range of local shops, restaurants, boutiques and restaurants. Oakham train station has direct links to Cambridge, Stamford, Peterborough, Leicester and Birmingham. Rutland Water an area of outstanding natural beauty is located only 4 miles away.

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 - Terraced



To locate the property, leave Oakham via High Street, going over the level crossing and turn left onto Cold Overton Road. Take your first left onto Long Row and at the end of the road turn right. Take your immediate left onto Graffham Drive and follow the road round. No.15 will be found on your left-hand side.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
with a radiator.

LOUNGE
with electric wall mounted fire, television and telephone points, storage cupboard and a radiator.

BREAKFAST KITCHEN
with modern wall and base units, laminate worktop, tiled splashback, tiled floor, 1½ stainless steel sink and drainer, gas hob, electric oven and extractor hood over, gas-fired central heating boiler and a radiator.

CLOAKROOM/W.C.
with white suite comprising wash basin and w.c., tiled splashback and a radiator

STAIRCASE AND FIRST FLOOR LANDING
with storage cupboard, leading to:-

REAR DOUBLE BEDROOM
with a radiator

FRONT DOUBLE BEDROOM
with a radiator.

REAR SINGLE BEDROOM
with a radiator.

BATHROOM
with white suite comprising bath with shower over, wash basin and w.c., heated towel rail, tiled splashback and a roof light.

OUTSIDE
Lawned rear garden with gated rear access. One allocated off-road parking space to front.

LOCATION
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IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and curtains to some windows only.

Council Tax : Rutland County Council : Band B.

Deposit : £951

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

Services : Mains electricity, gas water and drainage.

EPC : C

ONE SMALL/MEDIUM DOG PERMITTED, subject to £25 PCM on the rent. A professional carpet cleaning and damage rectification clause will be added to the agreement.

DISCLAIMER/NOTES

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:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
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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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) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	