



2 WENSUM CLOSE
OAKHAM, LE15 6FU

£1,595 Per month
Unfurnished

A rare opportunity to reside in this spacious and well presented FOUR bedroom detached residence located on a sought after estate on the outskirts of Oakham town.

The property is located on a corner plot and has the benefit of four double bedrooms, one of which has an ensuite, double glazing, double garage, gas fired heating and a large driveway.

The property comprises of entrance hall, office/snug, WC, sitting room, dining room, breakfast kitchen, utility room, four bedrooms, ensuite, family bathroom and a double garage. Outside there is off street parking for 3 cars and a mature rear garden.

Oakham is a popular market town with a fantastic range of amenities to include local boutiques, cafes, restaurants and shops. Oakham private school and several churches. Rutland Water is also located a 5 minute drive away.

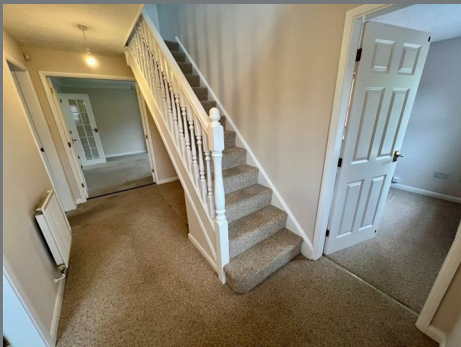


Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via double glazed door to entrance hall with stairs to first floor landing and radiator.

SITTING ROOM : (17.03 x 12.01 ft) A spacious room with bay window, gas fire with wooden surround, radiators and double doors to dining room.

DINING ROOM : (9.00 x 11.01 ft) With double glazed doors opening to conservatory and a radiator.

CONSERVATORY : (12.09 x 10.04 ft) With double glazed doors to patio area, blinds and a tiled floor.

BREAKFAST KITCHEN : (11.02 x 10.09 ft) A modern kitchen with a range of eye and base level units, granite effect worktops, integrated electric oven, integrated gas hob and extractor fan, sink, space for washing machine, space for fridge freezer, radiator, tiled floors and splashbacks.

UTILITY : A range of base level units, wall mounted gas fired combi boiler, granite effect worktops, tiled floors and double glazed door to garden.

WC : With low flush WC, radiator, wall mounted sink and vinyl flooring.

OFFICE/SNUG : (13.03 x 8.07 ft) With freestanding bookshelves and radiator.

LANDING : With radiator, airing cupboard with immersion tank and separate storage cupboard, Loft hatch (not to be used for storage)

BEDROOM ONE : (10.04 x 12.09 ft) A double bedroom with built in wardrobes and drawers, radiator and door to ensuite.

ENSUITE : With low flush WC, sink, radiator, shower enclosure with mixer shower, tiled splashbacks and vinyl flooring.

BEDROOM TWO : (8.08 x 10.06 ft) A double bedroom with built in wardrobe and radiator.

FAMILY BATHROOM : A four piece suite comprising low flush WC, bath, sink pedestal, shower enclosure with mixer shower, radiator, tiled splashbacks and vinyl flooring.

BEDROOM THREE : (8.06 x 11.09 ft) A double bedroom with radiator and integrated wardrobe.

BEDROOM FOUR : (8.10 x 14.03 at widest point) A double bedroom with built in wardrobe and radiator.

OUTSIDE : A large driveway with off street parking for 3 cars. Detached double garage with electric door (shelving and cabinet to remain). Front garden and rear garden with a range of mature shrubs and trees.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains and blinds only.

Council Tax : Rutland County Council : Band F.

Deposit : £1,840

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

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : C rating.

PETS : A small or medium dog or cat may be permitted at the landlords discretion, this would be subject to £25 PCM more on the rent and a professional damage rectification clause will be added to the contract. The carpets would also be expected to be cleaned to ensure they are free from dirt/ fleas following vacation.

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.

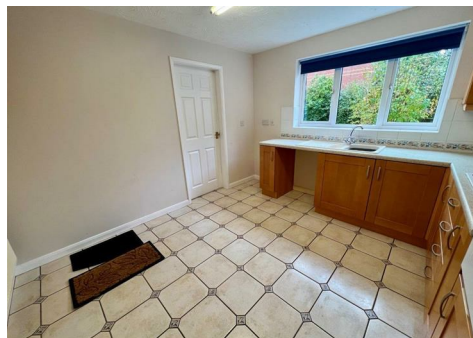
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord 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).



TERMS

RENT:	£1,595 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,840
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band F
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			
(81-91) B			
(69-80) C		73	84
(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	