



## 6 TOP COTTAGES

WOODNOOK, NG33 5AD

£1,150 Per month

Unfurnished

Top Cottages of Woodnock is a well presented and recently refurbished THREE bedroom semi detached residence forming part of the Stoke Rochford Estate.

The property benefits from timber double glazing, oil fired central heating and open views to the front.

Comprising of

uf heating

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 3 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL** : Entered via a hardwood door with tiled flooring and archway to kitchen and under stairs cupboard.

**KITCHEN** : (12.05 x 12.06 ft at widest point) A fully fitted shaker style kitchen with a range of dove gray eye and base level units, laminate worktops, integrated extractor fan, integrated electric hob and oven, space for fridge, bevelled tile splashbacks, tiled flooring, stainless steel sink, integrated dishwasher and ceiling spotlights.

**SITTING ROOM** : (14.09 x 10.11 ft) A spacious room with wood burning stove, timber double glazed patio doors opening to garden.

**DOWNSTAIRS WC/UTILITY** : Low flush WC, sink in vanity unit, plumbing and space for washing machine and cupboard housing the vented hot water cylinder and oil fired boiler.

**LANDING** : With radiator.

**BEDROOM ONE** : (8.05 x 8.10 ft) A double bedroom with radiator.

**BEDROOM TWO** : (9.00 x 14.09 ft) A double bedroom with radiator.

**BEDROOM THREE** : (7.09 x 12.07 ft) A double bedroom with radiator.

**BATHROOM** : A modern three piece suite comprising of bath with screen, mixer shower, low flush WC, sink in vanity unit, heated towel rail, aquaboard splashback, vinyl flooring and ceiling spotlights.

**OUTSIDE** : Private double gated driveway with off street parking via a gravelled driveway. Large lawned garden with sandstone patio. Three stone built stores with power and light connected.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED.

Council Tax : South Kesteven Council : Band B.

Deposit : £1,326

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

INTERNET : ADSL broadband available.

Services : Mains electricity. Private drainage and water. Oil fired heating.

EPC : C

ONE SMALL DOG MAY BE PERMITTED AT THE PROPERTY SUBJECT TO THE ESTATE/AGENTS APPROVAL AT AN INCREASED RENT OF £25 PCM. A professional carpet cleaning and damage rectification clause will be added to the agreement.

### 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).

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.



## TERMS

<b>RENT:</b>	£1,150 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,326
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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