



15 STONESBY ROAD
SALTBY, LE14 4RF

£1,050 Per month
Unfurnished

A well presented three bedroom semi detached property located in the highly regarded village of Saltby in an idyllic setting overlooking open countryside.

The property benefits from oil fired heating and has timber single glazing, newly carpeted throughout, a modern kitchen and bathroom and ample off street parking for several cars and a garden offering views over open fields.

In brief the property comprises of porch, kitchen dining room, sitting room, bathroom, three bedrooms, outside stores and lawned gardens.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

REAR PORCH : Entered via hardwood glazed door with floor mounted oil fired boiler and further hardwood door to kitchen.

KITCHEN/DINING ROOM : (14.04 x 9.02 ft) A modern kitchen comprising a range of eye and base level units, granite effect laminate worktops, stainless steel sink, space for electric oven, space for fridge, freestanding dishwasher (not to be maintained or replaced by landlord), stainless steel extractor fan, radiator, tiled splashbacks, wood effect vinyl floor and door to large pantry.

SITTING ROOM : (12.11 x 15.03 ft) a large room with spotlights and oak effect laminate floor, radiator and wood burning stove.

HALLWAY : with door and stairs to first floor landing and radiator.

BEDROOM ONE : (7.10 x 9.02 ft) a single bedroom with radiator.

BEDROOM TWO : (12.05 x 10.05 ft) a double bedroom with radiator and airing cupboard with immersion heater.

BEDROOM THREE : (9.08 x 10.04 ft) a double bedroom with radiator.

BATHROOM : a modern suite with low flush WC, sink pedestal, radiator, bath with screen and electric shower, white tiled splashback and wood effect vinyl flooring.

OUTSIDE : To the front there is a large driveway with parking for several cars, single garage, lawned gardens to side and rear of the property and brick stores.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL broadband available.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,211

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

Services : Mains electricity, water, drainage and oil fired heating (oil remaining to be purchased by ingoing tenant).

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : E

PETS : ONE SMALL/MEDIUM DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a damage rectification clause would be added to the agreement. We would also request the carpets are professionally cleaned prior to end of the tenancy with a pet solution to ensure they are free from any potential dander/fleas etc.

START DATE : This date is a provisional date that is subject to the relevant works being completed within the property, we cannot guarantee that the property will be available as of the specified date.

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.

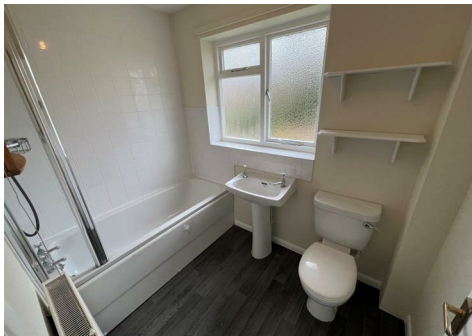
Property Redress

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

RENT:	£1,050 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,211
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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