THE OLD VILLAGE STORE
LODDINGTON ROAD

TILTON ON THE HILL, LE7 9LF

£1,495 PCM

Unfurnished

The Old Village Stores of Tilton on the Hill is a charming grade II listed stone built period residence located in a sought after village located between Market Harborough and Melton Mowbray.

The spacious property retains many character features to include open fires, beamed ceilings and pine doors. There is a large rear garden mainly laid to lawn with a brick/stone outhouse for storage/potting. The property has an oil fired heating system and is glazed with single and double glazed timber/crittall windows.

The property comprises of three reception rooms, kitchen, boot room, utility room, WC. Upstairs there are three double bedrooms and a family bathroom. There is street parking to front and a car port (limited size due to height and width). To the rear there is a large mature garden mainly laid to lawn.

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

RECEPTION ROOM 1 (13.64 x 19.50 ft) : Entered via the original hardwood door to a large room with open fire, stairs to first floor landing, exposed stone walls, beamed ceiling and two radiators.

RECEPTION ROOM 2 : (11.76 x 13.37 ft) with beamed ceiling, radiator and open fire.

KITCHEN (7.09 x 12.79 ft) A modern shaker kitchen with laminate worktops, stainless steel sink, space for a dishwasher, integrated oven and hob, extractor fan, space for fridge, shelving and vinyl flooring and open archway to :

RECEPTION ROOM 3 : (14.30 x 7.39 ft) with radiator and parquet effect floor, ornamental fire and radiator.

BOOT ROOM : With door to garden, teracotta tiled flooring, space and plumbing for washing machine and cupboard.

WC : With low flush WC, ceramic butler sink and cupboard housing the oil fired boiler.

LANDING : a spacious landing with radiator and doors to bedrooms.

BEDROOM ONE : (19.56 x 9.05 ft) A double bedroom with radiator.

BEDROOM TWO : (13.53 x 11.45 ft) A double bedroom with radiator and antique veneered wardrobe (not to be removed from property)

BEDROOM THREE : (11.56 x 12.17 ft) A double bedroom with radiator and inbuilt wardrobe, side tables and dressing tables.

FAMILY BATHROOM : Low flush WC, enamelled bath, cupboard housing the immersion tank, shower enclosure with mixer shower, ceramic sink, tiled effect vinyl floor, radiator.

OUTSIDE : To the front there is on road parking and a small car port measuring 8,91 ft wide and 6.55 ft high. Oil tank, gravelled courtyard area. The garden is mainly laid to lawn with mature trees and shrubs and a brick and stone built garden outhouse/shed.

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).

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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include some curtains poles only.

Council Tax : Melton Borough Council : Band TBC as being rebanded.

Deposit : £1,609

Term : An assured periodic tenancy is offered

Services : Mains electricity, water and drainage. Oil fired central heating (any remaining oil to be paid for by the tenant at the start of the tenancy).

EPC : Band E.

INTERNET : ADSL and satellite available

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

TERMS

RENT:	£1,395 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,609
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band G
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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Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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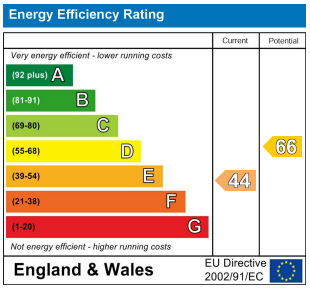
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.



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