

Richardson

4 Pinfold Lane
Pilton
Oakham, LE15 9PA

LETTINGS SPECIALISTS

TO LET

£695 PCM



- One Bedroom Flat
- Rural Location
- Ground Floor
- Communal Garden
- Off Road Parking
- Long Term Let
- Shared Storage Area
- Available December

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

Pilton is a small attractive village which lies approximately a mile to the south of Rutland Water between the villages of Lyndon, Wing and Morcott.

DESCRIPTION

Set in a pleasant rural location this ground floor flat has a large double bedroom, sitting room, kitchen and bathroom with bath and shower over. There is off road parking available with a communal garden area to the rear of the property.

KITCHEN 9'4" x 9'1"

With a range of floor and wall mounted units, cooker with oven and hob, washing machine and dishwasher.

SITTING ROOM 15'9" x 17'3"

Great size sitting room with large sash windows with shutters which provide plenty of natural light and super views over open paddock land to the rear. There is an open fireplace for cozy winter evenings.

BATHROOM 9'2" x 6'2"

Three piece bathroom suite, electric shower over bath.

BEDROOM 15'1" x 12'3"

Good size double bedroom with fitted carpet and sash windows.

OUTSIDE

There is a communal garden to the rear of the property and a separate shared storage area.

SERVICES

Mains water, electricity and sewerage are connected. Oil fired central heating.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE and Three, with O2 and Vodaphone limited

Broadband types available - Standard and Ultrafast

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

COUNCIL TAX

We understand from the Valuation Office Agency Website that the property has a Council Tax Band B.

VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.

Richardson





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.