



45 FIRS AVENUE
UPPINGHAM, LE15 9RE

£1,000 Per month
Unfurnished

A well presented and modern THREE bedroom semi detached house located in the sought after full gas central heating, uPVC double glazing and a car port to side. Outside the market town of Uppingham in Rutland. The property benefits from new decoration to the walls, new carpets, a lawned rear garden with patio, a further lawn and shrubs to the front and a car port.

Uppingham is a thriving market town with various local amenities to include a private school and many independent cafes, shops, boutiques, pubs and restaurants. Rutland Water is also located a mere 5 miles away.

AVAILABLE NOW

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 - Link Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with cloaks cupboard and radiator.

LOUNGE (17.08 x 10.00 ft) with stone fireplace with ornamental surround (no fire supplied) television point, radiator, patio doors to rear.

KITCHEN : with 1 ½ sink and drainer, laminate work surface, modern wall and base units, wall mounted gas fired central heating boiler, Electrolux built-in gas hob and electric oven, plumbing for automatic washing machine, space for fridge freezer and mosaic tiled splashback.

DINING ROOM (8.05 x 11.01 ft) with radiator.

W.C. with white washbasin and w.c., tiled splashback and radiator.

LARGE LANDING/STUDY AREA.

FRONT DOUBLE BEDROOM (11.10 x 10.02 ft) with fitted wardrobes and radiator and door to

EN-SUITE SHOWER ROOM with white washbasin and w.c., shower cubicle with mixer shower, tiled splashback and radiator

REAR DOUBLE BEDROOM (10.01 x 9.05 ft) with radiator

FRONT SINGLE BEDROOM (9.05 x 7.04 ft) with radiator

BATHROOM with white suite comprising panelled bath with shower attachment, wash basin and w.c., tiled splash back and radiator

OUTSIDE: Car port to side, lawns and shrubbery to front and lawns and brick patio to rear with a timber garden shed (shed not to be maintained or replaced by landlord).

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.

LOCATION

To locate the property from Oakham, take the Uppingham Road out of the town. Continue straight on passing through Preston. At the roundabout continue straight over following signs for Uppingham. Take your first right into Firs Avenue. Continue straight on and No. 45 will be found on your right hand side.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Rutland County Council : Band D.

Deposit : £1,153

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

Services : Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

EPC : C rating

PETS : A SMALL DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a professional carpet cleaning clause will be added to the agreement.



TERMS

RENT:	£1,000 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,153
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
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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Total area: approx. 85.3 sq. metres (929.0 sq. feet)

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Melton Mowbray, Leicestershire LE13 1QF

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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	88
England & Wales		
EU Directive 2002/91/EC		