



## 4 BEDE COTTAGES

STOKE ROCHFORD, GRANTHAM, NG33 5EE

# £575 Per month

Unfurnished

A rare opportunity to reside in this one bedroom grade II listed period mid terrace residence situated in the heart of the highly regarded village of Stoke Rochford.

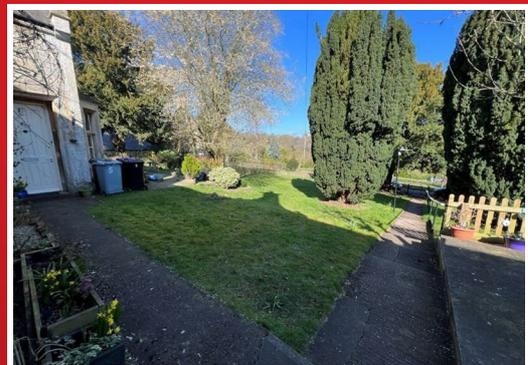
The property benefits from oil central heating via oil fired boiler and single glazed windows and comprises of sitting room, kitchen, single bedroom and shower room.

The property is available to single occupants and over 55's ONLY, the oil central heating is included within the monthly asking rent.

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

# 1 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### LIVING ROOM

Entered via hardwood door to sitting room with laminate flooring, radiators and open door to kitchen.

### KITCHEN

A fully fitted kitchen with range of eye and base units, wood effect worktops, extractor fan, immersion heater tank, elec freestanding oven, sink, space for washing machine and fridge freezer.

### BEDROOM

Single bedroom with radiator and dressing room area.

### SHOWER ROOM

with large shower enclosure with electric shower, WC, sink, vinyl floor and radiator.

### OUTSIDE

To the front there is a patio area and a shared communal garden area.

### LOCATION

To locate the property enter Stoke Rochford via Village Street and proceed through the village. The property can be found shortly before the church on your right hand side opposite an area of hardstanding.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band A

Deposit : £663

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

INTERNET : ADSL broadband available.

Services : Mains electricity, water and drainage. Oil fired heating is included within the rent.

EPC : D rating.

Pets : One small dog is considered at the discretion of the landlord. A £25 PCM charge is payable and a 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>	£575 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£663
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. 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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