27 PENN STREET

OAKHAM, LE15 6BB

£800 Per month

Unfurnished

A well presented and spacious TWO bedroom Victorian mid-terraced property conveniently situated within walking distance of Oakham town centre. The property benefits from gas fired central heating, uPVC double glazing, ensuite to rear bedroom and a large rear garden.

In brief the property comprises of two reception rooms, kitchen, downstairs bathroom, two double bedrooms, dressing room, upstairs shower room and a rear garden. To the front there is street parking.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace

Viewing Highly Recommended

ACCOMMODATION

SUMMARY
LOUNGE with cast iron and ceramic tiled ornamental fireplace (not to be used) with tiled hearth and wooden mantel, cupboard and shelf to alcove and radiator.

DINING ROOM with tiled fireplace and hearth, stairs to first floor, under stairs cupboard and radiator.

KITCHEN with stainless steel sink unit as set in roll top laminate work surface, base units, eye height cupboards, integrated Stoves gas hob and electric oven, stainless steel extractor hood, tiled floor and splash back, plumbing for
washing machine and door to side.

DOWNSTAIRS BATHROOM with white suite comprising wash basin, low flush w.c., bath with Mira shower over, tiled splashbacks and radiator.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM with feature ornamental fireplace, built-in wardrobe and radiator.

REAR DOUBLE BEDROOM with feature ornamental fireplace, radiator and door to DRESSING ROOM with door to EN-SUITE

SHOWER ROOM with white suite comprising wash basin, low flush w.c. and corner shower cubicle, tiled splash back and floor, central heating boiler and radiator.

OUTSIDE There is a brick store house and a low maintenance garden to rear with on street permit parking available to front.

TENANCY INFORMATION
The Property Is UNFURNISHED to include CARPETS and some curtains only.

Council Tax : Rutland County Council : Band B.

Deposit : £923

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

VIEWINGS : Strictly by appointment with Shouler & Son

INTERNET : ADSL and Fibre available.

LOCATION
To locate the property from the High Street, turn right into Mill Street and first right again into South Street. Penn Street is the first road on the left and the property can be found approximately 100 yards along on the right hand side.

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.

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TERMS

RENT:	£800 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£923
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	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: https://www.gov.uk/find-energy-certificate
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Melton Mowbray, Leicestershire LE13 1QF

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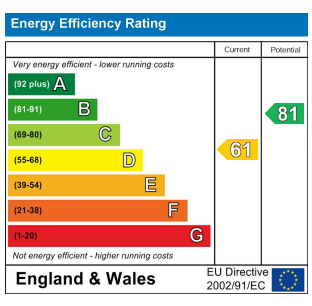
EPC: This property has an Energy Performance Rating. A copy is available upon request.



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