



CARPENTERS LODGE DEVON **£1,195 Per month**

BOTTESFORD, NOTTINGHAM, NG13 0BZ

Unfurnished

Carpenters Lodge of Bottesford offers a fantastic opportunity to reside within this three bedroom detached period home in the heart of this popular village in the Vale of Belvoir. The property benefits from modern fixtures and fittings throughout, timber double glazing, gas fired heating and engineered wooden flooring throughout.

In brief the property comprises of entrance hallway, dining room, sitting room, kitchen, WC, three bedrooms one of which has an ensuite, family bathroom, rear garden and two off street parking spaces to the front.

Bottesford is a highly regarded and well serviced village in the Vale of Belvoir and local amenities include a local public house, deli/cafe, convenience store, Butchers and school. The village also has great links to the A46 towards Newark and Leicester.

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 - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a hardwood door to entrance hall with radiator and engineered wooden flooring and ceiling downlights.

SITTING ROOM : (3.11 x 6.10m) A spacious room with dual aspect windows, patio doors leading to garden, radiator and engineered wood flooring.

RECEPTION ROOM TWO/DINING ROOM (2.91 x 5.20m) : With two radiators and under stair storage cupboard and airing cupboard housing hot water cylinder, ceiling downlights and engineered wood flooring.

WC : With low flush WC, wall mounted sink, radiator and engineered flooring.

KITCHEN : A modern fitted kitchen comprising a range of eye and base level units, wood effect worktops, stainless steel sink, integrated electric hob and oven, integrated extractor fan, space for fridge freezer, dishwasher and washing machine, downlights, engineered wood flooring, wall mounted gas combi boiler and stable door to garden.

LANDING : A solid wood stair case with loft hatch, velux window, radiator and spotlights.

BEDROOM ONE : (4.29 x 3.95m) A double bedroom with radiator and engineered wood flooring.

ENSUITE : Low flush WC, ceramic sink, bath, mixer shower over, chrome towel rail, tiled splashbacks and tiled flooring.

BEDROOM TWO : (3.55 x 3.25m) A double bedroom with radiator and engineered wood flooring.

FAMILY BATHROOM : A modern suite with low flush WC, sink, panelled bath with mixer shower, velux window, heated towel rail, spotlights and tiled flooring and splashbacks.

BEDROOM THREE : (5.98 x 2.59m) A double bedroom with radiator, spotlights and engineered wooden flooring.

OUTSIDE : There are 2 parking spaces to the front of the property parrallel to the front of each front window. To therear there is a low maintenance garden with paved area, slate singled area bordered with mature shrubs with side gated access and block built garden store.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include some curtains only.

Council Tax : E.

Deposit : £1,378

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

Services : Mains electricity, gas, water and drainage.

EPC : C.

ONE SMALL/MEDIUM DOG or CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional cleaning clause and damage rectification clause will be added to the tenancy agreement.

LOCATION

Entered Bottesford Via Belvoir Road and at the junction turn left onto High Street. Take the first left into Queen Street. At the end of the street turn left into Chapel Street and then right onto Devon Lane. The property can then be found on your right within a courtyard development.

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).



TERMS

RENT:	£1,195 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,378
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
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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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		79	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	