



5 THE ROOKERY, CHURCH LANGHAM, LE15 7JF

£1,175 Per month
Unfurnished

A well presented and newly painted three bedroom detached family home located on a large plot and situated in the centre of this picturesque sought after Rutland village.

Occupying a generous plot, the property is approached via a long driveway with parking for several cars. The property benefits from uPVC double glazing, gas fired central heating via a newly installed gas combi boiler, the walls have been newly decorated and new LVT flooring to the ground floor.

The accommodation briefly comprises of an entrance hall, a fitted kitchen, a large lounge with open fire, three double bedrooms (one to ground floor) and a modern family downstairs bathroom.

Outside there is a single garage and a lawned garden with views over an open paddock to the rear. Langham benefits from local amenities such as two public houses, a primary school and has good links to Oakham and Melton.

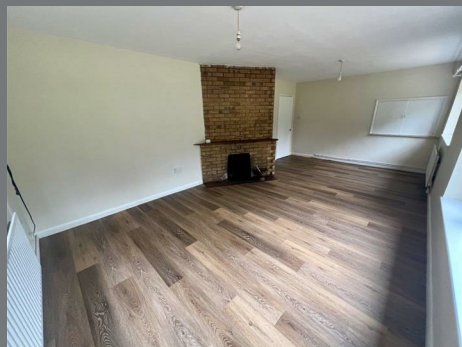


Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom Bungalow - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with a radiator, LVT flooring and stairs leading to first floor landing.

LOUNGE/DINING ROOM (21.10 x 11.11 ft) with an open fire, LVT flooring and a radiator.

DOWNSTAIRS BEDROOM (13.02 x 11.09 ft) with LVT flooring and a radiator.

KITCHEN (9.10 x 12.00 ft) with a range of wall and base units, laminate work surfaces, stainless steel sink unit, New Worcester Bosch combi boiler, space for a washing machine, fridge/freezer, space for an oven, and a door to separate pantry.

DOUBLE BEDROOM (12.01 x 11.11 ft) with a radiator.

DOUBLE BEDROOM (12.00 x 13.02 ft) with a radiator.

DOWNSTAIRS BATHROOM with a pedestal wash basin, w.c., panelled bath with mixer taps and shower and hose attachment for shower, aquaboard splashback, LVT flooring and a radiator.

OUTSIDE Large driveway with parking for several cars. Single garage with power and light connected. Lawned garden overlooking paddock.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and poles only.

Council Tax : Rutland Council : Band D.

Deposit : £1,355

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D

A SMALL/MEDIUM DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. This will be subject to a damage rectification clause within the agreement and we request the carpets are cleaned professionally at the end of the tenancy to ensure that they are free from any dander/fleas.

Internet : ADSL broadband available.

Viewings : Strictly by appointment with Shouler & Son.

LOCATION

To locate the property take Melton Road out of Oakham and continue on the A606 passing through Barleythorpe. Upon reaching Langham, turn right onto Church Street and continue up this road until you reach the third turning on your right. The property is situated at the end of this street.

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

RENT:	£1,175 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,355
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	<p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
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