



**9A HIGH STREET WEST**  
UPPINGHAM, OAKHAM, LE15 9QB

**£695 Per month**  
Unfurnished

A well presented two bedroom maisonette mid terrace property located in the heart of Uppingham. The property benefits from timber single glazing, gas fired heating and has been newly decorated throughout.

In brief the property comprises of entrance hall, lounge, kitchen, dining room, two bedrooms and a bathroom.

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



## 2 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered via a hardwood door from the street with radiator and stairs to first floor landing.

### KITCHEN

A galley kitchen comprising a range of eye and base level units, laminate work surfaces, stainless steel sink, washing machine (not to be maintained or replaced by landlord), freestanding fridge freezer, electric oven, tiled splashbacks and wood effect vinyl flooring.

### SITTING ROOM (11.11 x 12.00 ft)

With timber single glazed sash window with views over the street below, radiator and double doors leading to dining room.

### DINING ROOM (9.01 x 10.10 ft)

With a radiator and sash window.

### STAIRWELL AND LANDING

With stairs to third floor and airing cupboard on the landing housing glow worm gas fired boiler.

### BEDROOM ONE (11.11 x 11.08 ft)

A double bedroom with inbuilt closet, sash window and radiator.

### BEDROOM TWO (11.01 x 11.08 ft)

A double bedroom with radiator and sash window.

### BATHROOM

Comprising of a three piece suite to include low flush WC, ceramic sink, panelled bath with mixer shower over, chrome towel rail, tiled splashbacks, vinyl flooring and door to storage cupboard.

### OUTSIDE

There is on street permit parking available to the front of the property.

### DIRECTIONS

The property is situated in the heart of the beautiful market town of Uppingham. To locate the property approaching Uppingham from the A6003 which becomes Ayston Road, proceed over the crossroad and then take the next turning on your right onto High Street West. The property can then be found 10 meters on your left hand side

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Rutland County Council : Band A.

Services : Main Electric, Gas, Water and Drainage.

Term : A 12 month fixed term tenancy is offered.

EPC : EPC rating D.

STRICTLY NO PETS PERMITTED.

### 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).



## TERMS

<b>RENT:</b>	£695 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£801
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	<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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a></p>
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