

# Richardson

LETTINGS SPECIALISTS

4 Kennel Cottages, Ashwell Road  
Oakham LE15 7QW

**TO LET**

**£875 pcmx**



- 3 Bedrooms
- Open Plan Downstairs
- Good Size Garden
- Outskirts Of Oakham
- Semi-Detached Cottage
- Oil Central Heating
- Rural Views
- Energy Rating: D



Sheep Market House, Stamford, PE9 2RB

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758000**

## **LOCATION**

Approximately 2 miles north of Oakham Town Centre and a short distance from the village of Ashwell. 5 minutes from Oakham Station with connections to Leicester/Birmingham and Peterborough/London. Easy access by road to Stamford, Melton Mowbray, Nottingham.

## **DESCRIPTION**

The property comprises a semi-detached two storey cottage in rural surroundings. The property benefits from oil fired central heating, double glazing, three bedrooms, bathroom and open plan ground floor with utility.

## **OUTER HALLWAY**

Window to front elevation, coat hooks and door through to:

## **INNER HALLWAY**

Radiator. Doors to Kitchen/Diner, Sitting Room, Cloakroom and stairs to first floor.

## **KITCHEN/DINING ROOM**

Wall and base units with tiled splashbacks. Electric range cooker. Radiator. Open fireplace. Double glazed windows to front and rear elevations.

## **SITTING ROOM**

With floor to ceiling windows to side and rear elevations. 2 x patio doors to rear garden. Log burner. Door through to Utility.

## **UTILITY**

With plumbing for washing machine and oil fired central heating boiler.

## **DOWNSTAIRS CLOAKROOM**

Wall mounted wash hand basin and low level WC.

## **FIRST FLOOR**

Stairs to first floor landing with access to:

## **BEDROOM 1**

Double. Radiator and window to front elevation.

## **BEDROOM 2**

Window to rear elevation. Radiator.

## **BEDROOM 3**

Single. Window to side elevation. Radiator.

## **BATHROOM**

White suite comprising bath with shower over and glass shower screen, low level WC and pedestal wash hand basin. Heated towel rail. Frosted window to rear elevation.

## **OUTSIDE**

Vehicular access to the front of the property via 5 bar gate, gravelled parking area with borders to two sides. Side gate giving access to large rear garden with patio area.

## **SERVICES**

Mains water, electricity and drainage are connected.

## **COUNCIL TAX**

We understand from the Valuation Office Agency Website that the property has a Council Tax Band C.

## TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## DEPOSIT

One and a half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## RENT

The rent is payable monthly in advance, by standing order.

## HOME LET REFERENCING FEE

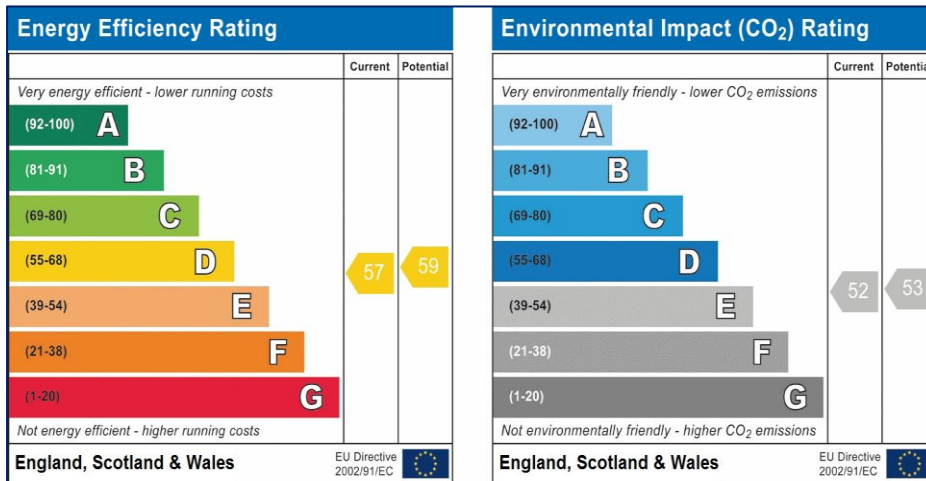
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30 per applicant. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

## ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £180 (£150 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

## VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.





**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.