

Richardson

LETTINGS SPECIALISTS

High Street
Morcott LE15 9DN

TO LET

£685 pcmx



- 2 Bedrooms
- Dining Room
- Inglenook Fireplace
- Gas Central Heating
- Sitting Room
- Modern Kitchen
- Rear Garden
- Energy Rating: E



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 758000

LOCATION

Morcott is a popular sought after Rutland village approximately 8 miles to the west of Stamford, 4 miles from the market town of Uppingham and 8 miles from Oakham. The village is positioned just off the A47 which gives access eastbound to the A1 and Peterborough with Leicester to the west. The village has some substantial period homes as well as attractive period cottages with a Parish Church.

DESCRIPTION

Character 2 bedroom cottage with sitting room, dining room, kitchen and bathroom. Beamed ceilings and inglenook fireplace. Rear garden with patio terrace.

ENTRANCE HALL

Front entrance door into hallway with tiled floor and understairs cupboard. Access to sitting room and inner hallway.

SITTING ROOM 4.58m(15'0") x 4.00m(13'1")

Windows to front and side. Fitted carpet. Inglenook fireplace with log burner. Ceiling beam. Radiator. Glazed panel door to:

DINING ROOM 4.47m(14'8") x 2.14m(7'0")

With French doors to rear garden. Coir fitted carpet. Window to side with feature beam above. Radiator. Doorway to:

KITCHEN 2.29m(7'6") x 2.29m(7'6")

Fitted with a range of eye level and base units with built-in Neff oven and hob. Integrated Whirlpool dishwasher and fridge. Inset white enamel sink and drainer. Tiled floor. Window and back door to rear garden.

INNER HALL

Coir fitted carpet. Stairs to first floor. 2 recesses with shelving. Feature beam. Door to:

BATHROOM 2.40m(7'10") x 1.81m(5'11")

Fitted with roll top bath with shower attachment, pedestal wash hand basin and WC. Tiled floor. Extractor and heated towel rail.

STAIRS AND LANDING

Coir fitted carpet. Window to front. Airing cupboard and loft hatch. Wooden doors with latch handles to bedrooms.

BEDROOM 1 4.73m(15'6") x 2.91m(9'7")

Spacious room with vaulted ceiling and feature beams. Window to front. Radiator and heated towel rail. Fitted carpet.

EN SUITE SHOWER ROOM

Tiled shower cubicle with panel door and Triton Ivory shower. Pedestal wash hand basin. Tiled floor. Window to side.

BEDROOM 2 2.43m(8'0") x 2.38m(7'10")

Window to rear. Radiator. Built-in cupboards with hanging rail and shelving. Lower cupboard has a washing machine. Further built-in cupboard housing gas boiler.

OUTSIDE

Rear garden with patio terrace and lawned area beyond. Stone shed.

SERVICES

Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX

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

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.

TENURE

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

HOME LET REFERENCING FEE

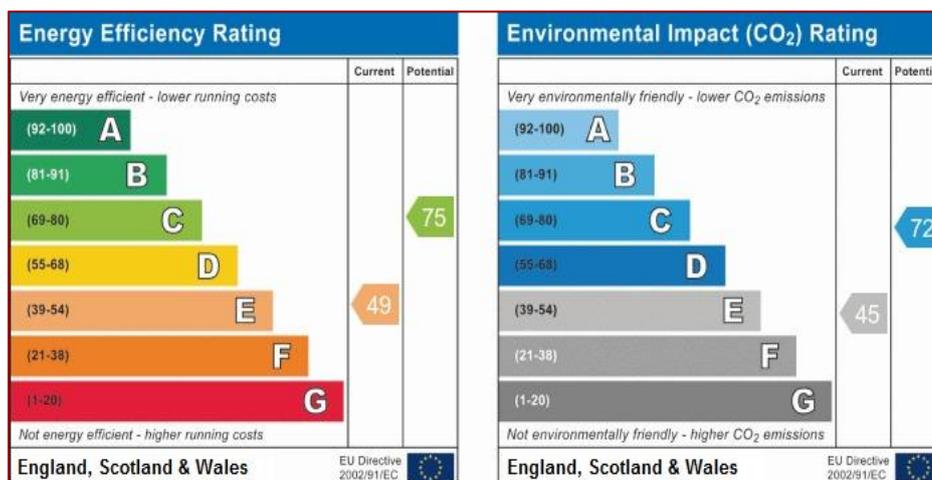
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30 per applicant. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

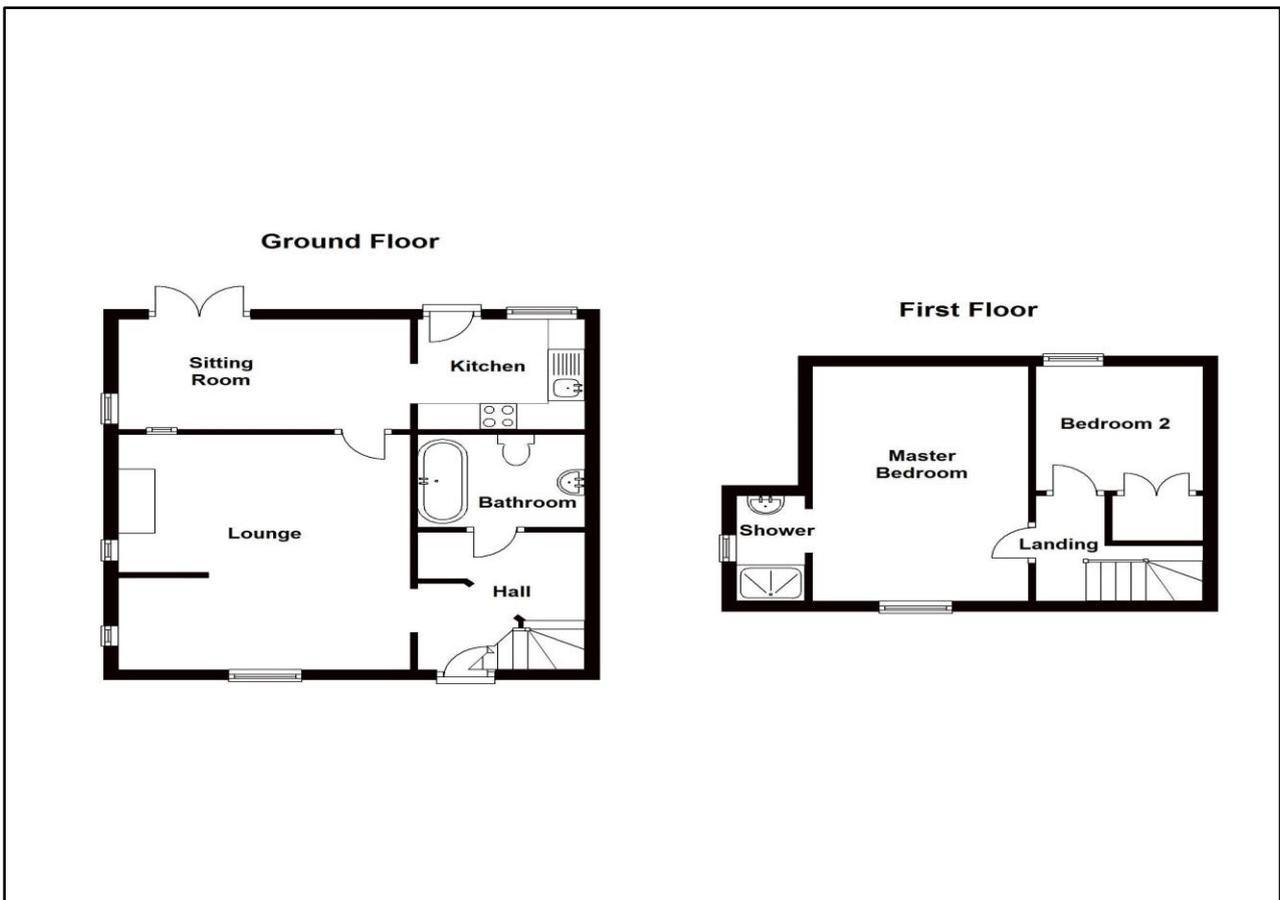
ADMINISTRATION CHARGE

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

VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.





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

1. These 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.
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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.