

# Richardson

LETTINGS SPECIALISTS

Pinfold Lane  
Pilton LE15 9PA

**TO LET**

**£545 pcmx**



- 2 Bedroom Flat over 2 Floors
- Oil Central Heating
- Private Garden Area
- Pleasant Rural Location
- Off Street Parking
- Under Cover Parking
- No Pets
- Energy Rating:



Sheep Market House, Stamford, PE9 2RB

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

**01780 758000**

## LOCATION

Pilton is a small attractive village which lies approximately a mile to the south of Rutland Water between the villages of Lyndon, Wing and Morcott.

## DESCRIPTION

2 bedroom flat set over 2 floors with bedroom, lounge, kitchen and bathroom on 1st floor and a further bedroom on the 2nd floor set in a pleasant rural location with under cover parking and private garden area.

## ENTRANCE

Communal entrance area to communal staircase leading to entrance door to inner landing.

## STAIRS TO FIRST FLOOR

Leading to inner landing with doors to bedroom 1, lounge, kitchen and stairs to second floor.

## BEDROOM 1 13' 4" x 12' 5" (4.067m x 3.792m)

With pine door, fitted carpet, window to front with blind fitted, 2 built in wardrobes, and double radiator.

## LOUNGE 14' 11" x 12' 3" (4.534m x 3.737m)

With pine door, fitted carpet, window to rear with blind fitted and 2 double radiators.

## KITCHEN 11' 8" x 8' 2" (3.555m x 2.480m)

Fitted with a range of beech fronted base and eye level units, electric oven and hob, tiled splash backs, black laminate work tops and single stainless steel sink. Window to front.

## BATHROOM

Fitted with 3 piece white bathroom suite comprising panelled bath with mira electric shower over and concertina shower screen, close coupled WC, wash hand basin with chrome taps. Vinyl flooring, part tiled walls, bathroom cabinet and extractor fan.

## STAIRS TO SECOND FLOOR

## BEDROOM 2 27' 0" x 10' 11" (max 8.235m x 3.316m)

Fitted carpet, window to side with blind fitted, 2 radiators and hipped ceiling with feature beams

## OUTSIDE

The property benefits from a private garden area and under cover parking.

## 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 B.

## TENURE

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

## RENT

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

## DEPOSIT

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

## **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 administration costs of £30. **THIS FEE IS NON-REFUNDABLE.** Cheques payable to Richardson.

## **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 are strictly by appointment through Richardson on 01780 758000.

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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.
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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.