



OAKHAM

21 BLACKWATER ROAD, RUTLAND, LE15 7WF

£750 p.m.x.
Part Furnished

A brand new two bedroom end of terrace built by developer Larkfleet Homes, and is located on a desirable estate on the outskirts of Oakham. This very well-presented property has high quality fixtures and fittings throughout, neutral décor, gas-fired central heating and uPVC double glazing. The accommodation briefly comprises a lounge, kitchen, ground floor cloakroom/w.c., two double bedrooms and a bathroom. Outside there is an enclosed lawned garden with patio to the rear, a single garage, and off-road parking.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Brand new two bedroom terrace

ACCOMMODATION

LOUNGE (13'7" x 8'11") with an under stairs storage cupboard, radiator, karndean flooring and stairs to first floor landing.

KITCHEN (12'3" x 8'1") with a range of wall and base units, stainless steel sink and drainer unit set in wood effect laminate work surfaces, integrated electric oven, integrated gas hob, stainless steel overhead extractor fan, integrated dish washer (not to be maintained by landlord), integrated fridge freezer, space for washing machine, tiled flooring, radiator and double patio doors to garden.

CLOAKROOM/W.C. with white suite comprising wash basin and w.c., radiator and tiled flooring.

STAIRCASE AND FIRST FLOOR LANDING with loft hatch (not to be used), leading to:-

DOUBLE BEDROOM (10'2" x 8'10") with an airing cupboard housing wall mounted gas combi boiler, storage cupboard, and a radiator.

DOUBLE BEDROOM (10'1" x 9'1") with a built-in closet and a radiator.

BATHROOM with white suite comprising wash basin, w.c., and bath with shower screen and mixer shower over, heated towel rail, tiled splashbacks and vinyl flooring.

OUTSIDE

Enclosed lawned garden with patio area to the rear. Single garage (no power or light) located to the far left hand side of the property. It is the fifth garage from the left with an off -road parking space available to the front.

Please note that this property is to let **PART FURNISHED** which means carpets/floor coverings only.

TERMS

RENT: £750 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £865

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band B.

EPC: This property has an Energy Performance Efficiency Rating Band B.

Ref: 2268-9078-7367-6190-8200.

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

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/>

STRICTLY NO PETS

LOCATION

To locate the property from Oakham town centre, take Barleythorpe Road out of the town, passing the train station on your right hand side. As you approach Lidl bear right onto Lands End Way and proceed down this road. Take the first turning on your left and then left again onto Blackwater Road. The property can be found on your right hand side.



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