



E A Lane & Sons

Chartered Surveyors Estate & Land Agents
Auctioneers & Valuers Planning & Development Consultants

Established 1905

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TO LET UNFURNISHED

**No. 1 PARK FARM COTTAGE
HOLYGATE ROAD
RIDLINGTON
RUTLAND**



Comprising a semi detached cottage of brick construction under an interlocking concrete tiled roof situated in an elevated position approximately 1 mile west of the village with extensive views over the Chater Valley to the north.

Rent: £550 per calendar month

The Property which has recently been refurbished internally. The accommodation which benefits from oil fired central heating and sealed unit double glazing is situated on two floors and comprises:-

Half Glazed door to

Entrance Vestibule Quarry tiled floor with boiler room off containing Firebird Olympic old fired boiler.

Utility Room 1.89m x 0.92m (6'2" x 3'0"). Quarry tiled floor, plumbing for automatic washing machine.

Kitchen:4.80m x 2.44m (15'8" x 8'0"). Range of base units with roll top work surface, stainless steel single drainer sink unit, part tiled walls, built in store cupboard, electric cooker point, single panelled radiator, central heating control panel, loft access. PANTRY off.

Sitting Room 5.30m x 3.96m (17'4" x 13'0"). Picture window to the north and south elevations, modern tiled fireplace with open grate, built in store cupboard, cupboard under stairs, two single panelled radiators.

Inner Hall Night storage heater and single panelled radiator.

Dining Room3.05m x 3.05m (10'0" x 10'0"). Modern tiled fireplace with open grate, single panelled radiator, telephone point.

Landing Night storage heater.

Bathroom White suite comprising panelled bath with Mira Go electric shower over, bracket wash hand basin, close coupled W.C., part tiled walls and single panelled radiator.

Bedroom One 3.27m x 2.97m (10'9" x 9'9"). Single panelled radiator.

Bedroom Two 3.96m x 2.97m (13'0" x 9'9"). Modern tiled fireplace with open grate, single panelled radiator.

Bedroom Three 3.05m x 1.93m (10'0" x 6'4"). Single panelled radiator.

Outside

The property stands on a good sized plot with lawned gardens to the front, rear and side. Paved driveway giving access to car standing.

Services

Mains water and electricity are connected to the property. Drainage is to a septic tank and there will be an annual charge of £50 plus VAT to cover the cost of emptying the tank. Oil fired central heating is installed and ample power points are located throughout the accommodation.

Outgoings

The Property is in Band C for Council Tax purposes with a current charge passing of £1479.72 per annum.

Tenancy

The property will be let on either a six or twelve months Assured Shorthold Tenancy at a rental of £6240 per annum (£520 per calendar month) exclusive payable monthly in advance. A deposit of £750 will be payable on entry and held by the Landlord without interest and this will be repaid at the end of the term subject to there being no dilapidations or arrears of rent. In addition, the tenant will be responsible for paying all rates and taxes levied on the property.

Fees

The Tenant will be responsible for paying the Landlords reasonable Agents fees of £200 plus VAT for preparing and completing the tenancy agreement.

Viewing

Strictly by prior appointment through the Sole Agents. Telephone (0116) 2336433



APPLICATION FORM

NO. 1 PARK FARM COTTAGE, RIDLINGTON

SURNAME

CHRISTIAN NAMES

ADDRESS

.....

TELEPHONE NUMBERS HOME: WORK:

MARITAL STATUS

DATE OF BIRTH

OCCUPATION

NAME OF EMPLOYER

ADDRESS OF EMPLOYMENT

.....

HOBBIES/INTERESTS

References

NAME AND ADDRESS

TELEPHONE NUMBER

NAME AND ADDRESS

TELEPHONE NUMBER

Bank Details

BANK NAME AND ADDRESS

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ACCOUNT NAME & NO.