

KING WEST

TO LET



4, Main Street, Rockingham, Leicestershire, LE16 8TG

4, Main Street, Rockingham

Corby 2.6 miles
Kettering 9.2 miles
Market Harborough 11.1 miles
Oakham 11.4 miles
(Distances are approximate)

Forming part of the Rockingham Castle Estate, a charming Grade II Listed, terraced stone cottage, with a garden to the rear of the property.

4, Main Street sits in the heart of Rockingham village, with very easy access to the A47 and A43. The property offers a well-proportioned living space with traditional beams throughout the property. The property benefits from a garden and private parking to the rear.

The village is served by a pub and the local towns provide a good array of everyday shopping requirements. Sporting and recreational activities are also well catered for in the area. Golf is at Leicester and Market Harborough. Water sports, including sailing and fishing, on Rutland Water, near Oakham, and fishing on Eyebrook Reservoir near Uppingham.

KING WEST

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LE16 7NB

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Land & Estate Agents • Commercial • Town Planning & Development Consultants
Offices – London • Market Harborough • Stamford

These particulars are intended as a guide and must not be relied upon as statements of facts.

The Property

Ground Floor

- Hallway** - 4.15m x 1.46m (13'7ft x 4'9ft)
Storage area, radiator, carpeted
- Kitchen** - 2.09m x 3.06m (6'10ft x 10ft)
Range of fitted units, cupboards, oven and sink
- Sitting Room** - 3.59m x 5.21m (11'9ft x 17'1ft)
Wood burner, built in cupboard, radiator
- Bathroom** - 2.34m x 1.89m (7'8ft x 6'2ft)
Bath with overhead shower, washbasin, WC

First Floor

- Bedroom 1** - 5.16m x 2.51m (7'1ft x 8'2ft)
Double Bedroom
- Bedroom 2** - 2.38m x 3.19m (7'9ft x 10'5ft)
Double Bedroom
- Cupboard** - Airing Cupboard with a hot water cylinder

Externally

Gardens

A large lawn, bordered by hedges, with some mature trees and a patio area.

Off Road Parking

Off road parking for one vehicle at the rear of the property.

General Information

Services

The property benefits from oil-fired central heating, mains electricity, mains water, mains sewage and a burglar alarm.

Council Tax

Band C – the current annual payment is £1,355.76 (Rate for 2016/17)

Tenancy

To be let on an Assured Shorthold Tenancy for a minimum term of 18 months.

Rent

The asking rent to be £675 per calendar month, which excludes all outgoing.

Deposit

A deposit of two months' rent to be held by the Landlord's agents under a Tenancy Deposit Scheme until the end of the term, repayable subject to there being no dilapidations or outstanding rent, or unpaid outgoing.

Tenancy Agreement

A copy of the Landlord's standard Assured Shorthold Tenancy Agreement is available upon request.

Fees

Referencing Fee of £150 will be charged, plus a £30 charge to register the deposit.

Pets

Pets are allowed, provided they are well behaved. They are however, restricted to the utility room and kitchen.

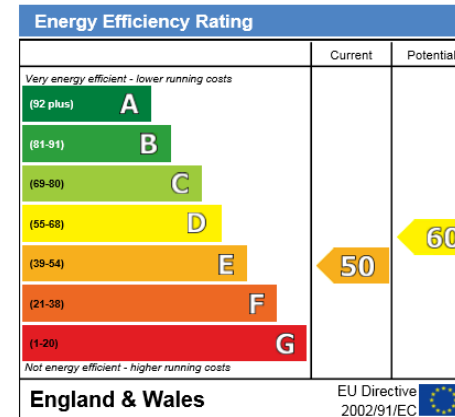
Smoking

Non-smokers need only apply.

Viewing

Viewing is strictly by appointment only and arrangements may be made through the letting agents, King West, 10 Church Square, Market Harborough, Leicestershire, LE16 7NB. Telephone: 01858 435 970.

EPC



Important Notice

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the important notice below.

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective tenants ought to seek their own professional advice.

All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. No person in the employment of Messrs King West has any authority to make or give any representations or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the landlord.

No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties, which have been sold, let or withdrawn.

It should not be assumed that the property has all the necessary planning, building regulation or other consents. Where any reference is made to planning permissions or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranty whatever in relation to this property.

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