



Chartered Surveyors & Letting Agents



2 Westfield Cottage, Whissendine Road, Ashwell, LE15 7LT

£925 PCM

Semi-detached period cottage in good order situated in a lovely rural location between villages of Whissendine and Ashwell with open countryside views.

Benefiting from oil central heating, the accommodation briefly comprises:

GROUND FLOOR: Sitting Room, Dining Room, Breakfast Kitchen, contemporary Bathroom, Run Room; FIRST FLOOR: 3 Bedrooms.

OUTSIDE: off-road parking for multiple vehicles, large gardens and grounds, detached Workshop.

The property will be redecorated and new carpets laid to bedrooms prior to tenancy.

Council Tax Band: D (Rutland)

Deposit: £1067.30

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
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Letting Centre: 01572 755513
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SERVICES

- Mains electricity
- Mains water supply
- Septic tank
- Oil central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
O2 - variable outdoor
Three - good outdoor
Vodafone - variable outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC