



8, Old Brewery Court, High Street, Somerby, LE14 2QA

£1,550 PCM

Character end-terrace cottage in good order throughout offering spacious family accommodation in a picturesque village.

The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Inner Hall, Cloakroom/WC, Sitting Room, Dining Room with Study Area, Kitchen/Breakfast Room, Utility Room, Family Room; FIRST FLOOR: Master Bedroom with Dressing room and en-suite Shower Room, two further Double Bedrooms, Family Bathroom.

OUTSIDE: small garden, two car parking spaces.

Council Tax Band: D (Melton)
Deposit: £1788.46

Oakham

5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford

Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham

18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

DESCRIPTION

Delightful end-terrace character property in good order throughout offering spacious family accommodation in a popular, picturesque village.

The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Inner Hall, Cloakroom/WC, Sitting Room, Dining Room with Study Area, Kitchen/Breakfast Room, Utility Room, Family Room; **FIRST FLOOR:** Master Suite of good-sized Bedroom, Dressing room and Shower Room, two further Double Bedrooms, Family Bathroom.

OUTSIDE: small garden, two car parking spaces.

**TO LET UNFURNISHED OR PART-FURNISHED
NO PETS**

A shorter term let may be considered.







SERVICES

Mains electricity

Mains water supply

Mains sewerage

No gas, Electric boiler and radiators

According to <https://checker.ofcom.org.uk/>

Broadband available: Standard, Superfast, Ultrafast

Mobile signal:

O2 - good outdoor, variable in-home

Three - poor to none outdoor

Vodafone - good outdoor, variable in-home

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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		