14 Dyrham Place, Oakham, Rutland, LE15 6FA
25% Shared Ownership £72,500

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

14 Dyrham Place, Oakham, Rutland, LE15 6FA
Council Tax Band: B (Rutland County Council)
Tenure: Leasehold

MURRAY
Chartered Surveyors & Estate Agents

DESCRIPTION

An opportunity has arisen to purchase 25% share in this excellent-value, contemporary, well-presented three-bedroom semi-detached property enjoying open countryside views. The property is located on the rural outskirts of Oakham town centre, within Broad Oaks Manor, a new, attractive development of two- and three-bedroom homes situated within easy reach of local amenities and a range of attractions.

No 14 Dyrham Place offers energy-efficient accommodation which benefits from gas-fired central heating and high-performance glazing throughout and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Kitchen, Utility/WC; FIRST FLOOR: three Bedrooms, Bathroom.

OUTSIDE: There is space for parking on the driveway of the property, two further allocated parking spaces at the end of the cul-de-sac and a low-maintenance, south-facing garden to the rear.

Tenure: Leasehold
Terms of lease: 99 years from 10/01/2026
Years remaining: 93
Breakdown of charges:
Rent: £612.82
Rent review: April 2027
Service charge: £23.19
Service charge review: April 2027
Building insurance: £4.22
Management Charge: £25.95 pcm
Total monthly payment: £666.18 pcm.

Please note that 100% ownership is available to purchase at £290,000.00. At 100% ownership, the freehold will transfer to the buyer.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part-glazed front door, radiator, stairs leading to first floor, door to Lounge.

Lounge 5.26m x 4.11m (17'3" x 13'6")

Radiator, large understairs store cupboard, window to front, window to Kitchen.

Kitchen 3.81m x 2.74m (12'6" x 9'0")

Range of modern fitted units incorporating wood-effect worktops with upstanding, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboards and drawers and matching eye-level wall cupboards. Integrated appliances comprise Zanussi electric oven and four-ring gas hob with stainless steel splashback and extractor hood above. There is wall-mounted Worcester gas central heating boiler, undercounter space and plumbing for dishwasher and space for upright fridge-freezer.

Radiator, window and part-glazed door to rear garden, internal door to Utility/WC.

Utiliity/WC

White suite of low-level WC and pedestal hand basin with mixer tap, fitted wood-effect worktop with upstand, base cupboard and plumbing for washing machine beneath.

Radiator, window to rear.

FIRST FLOOR

Landing

Built-in storage cupboard, loft access hatch.

Bedroom One 3.86m x 2.84m (12'8" x 9'4")

Radiator, window to rear.

Bedroom Two 3.45m x 2.84m (11'4" x 9'4")

Contemporary fitted wardrobe with sliding doors, radiator, window to front.

Bedroom Three 2.41m x 2.18m (7'11" x 7'2")

Radiator, window to front.

Bathroom

White suite comprising low level WC, pedestal hand basin with mixer tap and panelled bath with mixer tap and glass screen.

Tiled splashbacks, radiator, ornate tile-effect flooring, extractor fan, window to rear.

OUTSIDE

14 Dyrham Place, Oakham, Rutland, LE15 6FA
Council Tax Band: B (Rutland County Council)
Tenure: Leasehold

MURRAY
Chartered Surveyors & Estate Agents

Parking
There is a block-paved driveway*

The property also benefits from two further allocated car parking spaces at the end of the cul-de-sac.

*Please note that the EV charging point is not included in the sale.

Gardens
To the front of the property there is an open-plan area of garden which includes a paved pathway leading to the front door flanked by lawn.

The fully enclosed rear garden enjoys a southerly aspect and views over adjoining countryside. The garden has been attractively hand-landscaped for ease of maintenance and has an outside tap. Please note that the garden shed is not included in the sale.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good 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.

OAKHAM
Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

COUNCIL TAX
Band B
Rutland County Council, Oakham 01572-722577

AGENT'S NOTE
Any proposed purchaser will have to meet certain qualifying criteria, a list of which can be obtained from the agent.

N.B.
Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING
By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

14 Dyrham Place, Oakham, Rutland, LE15 6FA
Council Tax Band: B (Rutland County Council)
Tenure: Leasehold

MURRAY
Chartered Surveyors & Estate Agents

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

2. 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 purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

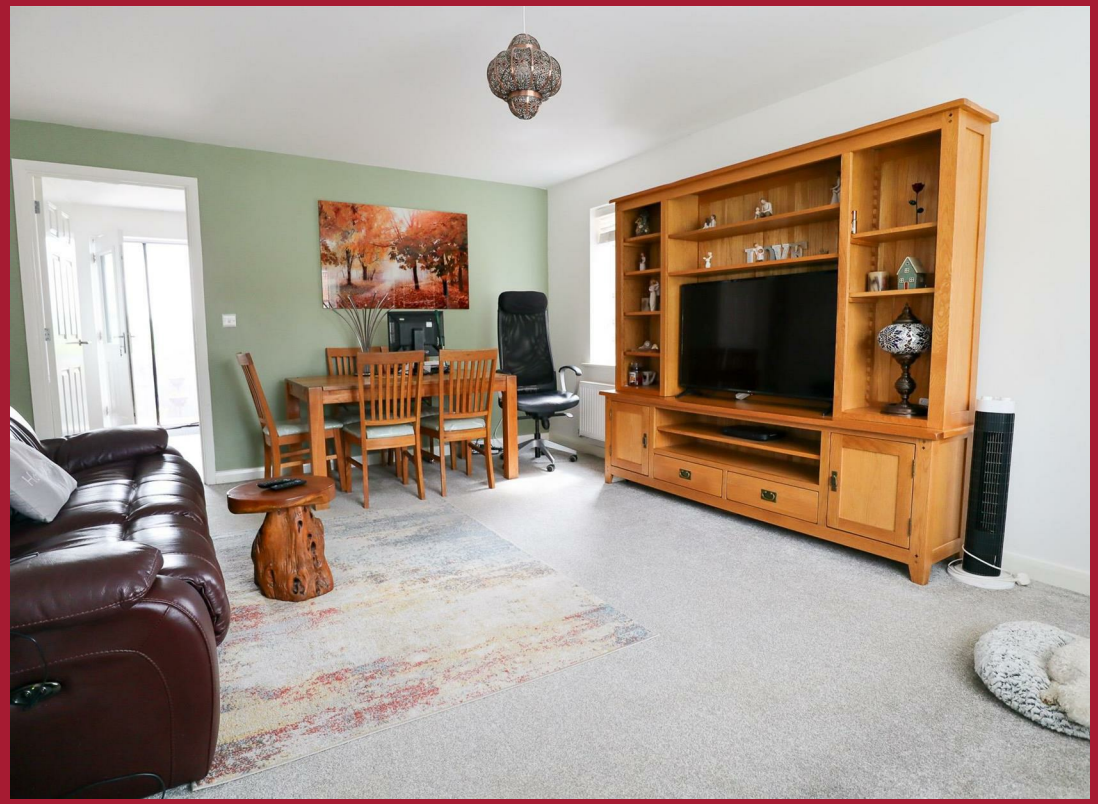
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. 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 has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



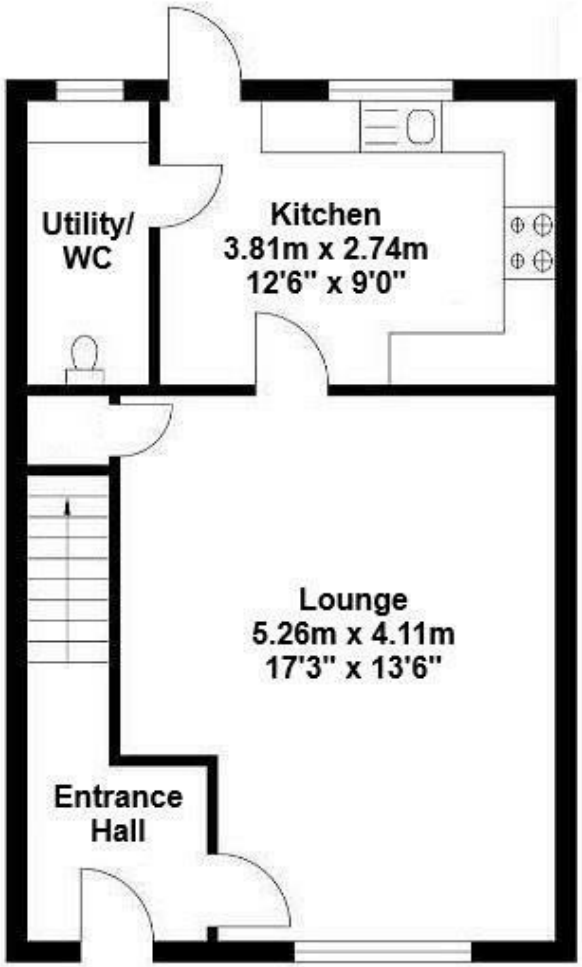
ps me busy until it's acceptable to drink Wine

If I lay here, If I just lay here with you
lie with me and just forget the world

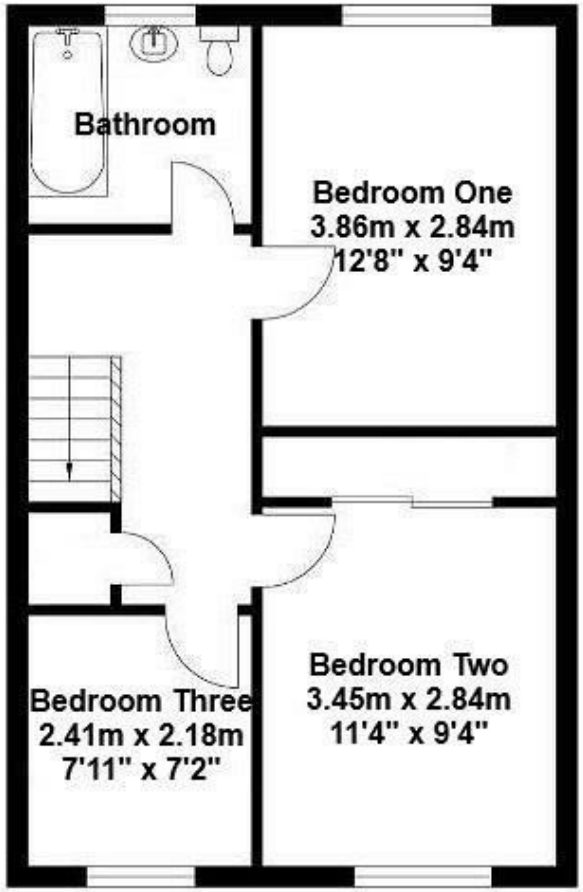
16
14

MURRAY

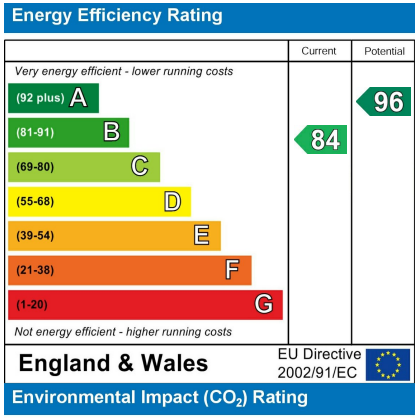
Chartered Surveyors & Estate Agents

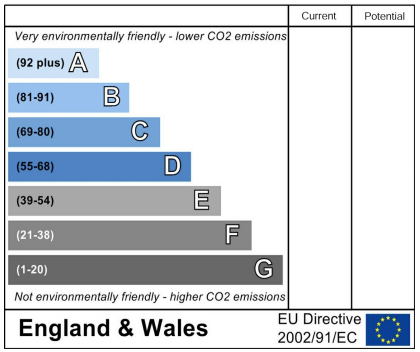


GROUND FLOOR



FIRST FLOOR





Not to scale - for identification purposes only