



**4 CHALLOTTEE, SHEPSHED,
LOUGHBOROUGH, LEICESTERSHIRE, LE12 9BX**



RENT £550.00 P.C.M. EXCLUSIVE

This one bedroom mid-terraced property benefits from being within easy access to the M1 motorway and local commuter routes. The property offers unfurnished accommodation comprising of a lounge and kitchen to the ground floor. To the first floor, there is a double bedroom and a bathroom. On street parking is available within the vicinity. Energy Rate E. There is a holding deposit of £125.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £630.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details.

THINKING OF LETTING?

**For a FREE APPRAISAL of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Lettings

ACCOMODATION:

LOUNGE: 10'11" x 10'7" (3.33m x 3.23 avg) Wall mounted electric heater. Built-in cupboard housing the properties consumer unit. Ceiling light point. UPVC double glazed window to front elevation.

KITCHEN: 8'6" x 7'5" (2.59m x 2.26m) Comprising of a range of base and eye level units with roll edge work surface. Integrated electric oven and hob with an extractor hood over. Inset sink and side drainer with mixer tap over. Space and plumbing for washing machine. Under stairs storage space. Wall mounted electric heater. Ceiling light point. UPVC double glazed window to rear elevation.

LANDING: Ceiling light point. Doors through to:

BEDROOM 1: 10'11" x 10'7" (3.33m x 3.23 avg) Built-in storage cupboard with shelving. Wall mounted electric heater. Ceiling light point. UPVC double glazed window to front elevation.

BATHROOM: 8'6" x 7'5" (2.59m x 2.26m) White three piece suite to include bath with shower over, WC and wash hand basin. Ladder effect towel rail. Built-in cupboard housing the properties water cylinder. Ceiling light point. Loft access hatch. Obscure UPVC double glazed window to rear elevation.

OUTSIDE: To the front, the property sits flush to the pavement. To the rear, there is a shared access garden.

COUNCIL TAX BAND: A

RESTRICTIONS: No Pets. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.



THE TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

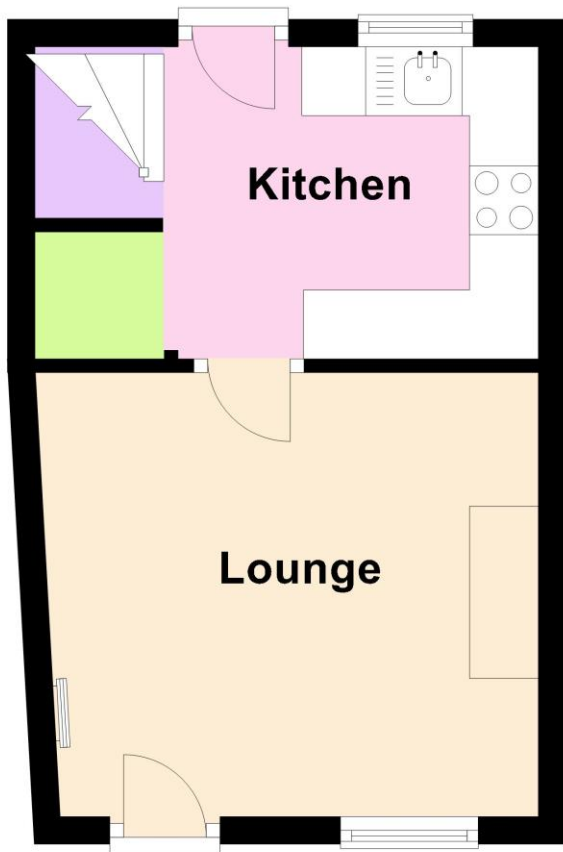
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. We are members of The Property Ombudsman scheme. These details were produced on 10 August 2021 and are for illustrative purposes only.



Ground Floor



First Floor

