



**100 BROOK STREET, WYMESWOLD,
LEICESTERSHIRE, LE12 6TU**



RENT £950.00 P.C.M. EXCLUSIVE

This three bedroom semi-detached property has recently undergone modernisation to include a new kitchen, redecoration and new carpet throughout. The property sits on the outskirts of this popular village within walking distance of the local amenities. Offering unfurnished accommodation to include a lounge, kitchen/diner with utility room off to the ground floor. To the first floor, there are three bedrooms and a family bathroom. The property provides off-road parking with a lawn area to the side. EPC Rating C. There is a holding deposit of £215.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £1,095.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details.

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ACCOMMODATION:

ENTRANCE HALL: With staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Under stairs storage cupboard. Internal doors giving access to:

LOUNGE: 3.53m x 3.0m (11' 7" x 9' 10") Window to the front elevation. Ceiling light point. Central heating radiator. Fireplace with electric fire inset.

KITCHEN/DINER: 5.18m x 3.05m (17' 0" x 10' 0")
Comprising of a recently refitted kitchen to include base and eye-level units. Integrated oven and hob with extractor over. Sink with side drainer. Double glazed window to the front elevation. Double glazed door leading to the utility area. Ceiling downlights. Central heating radiator.

UTILITY ROOM: With wooden window and door to the front elevation. Sink with space under for washing machine. Ceiling light point. Central heating radiator. Doors leading to storage cupboard and an outside W.C.

LANDING: Ceiling light point. Central heating radiator. Loft access hatch. Cupboard housing the properties boiler. Internal doors leading to:

BEDROOM ONE: 3.51m x 3.35m (11' 6" x 11' 0")
Window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM TWO: 3.05m x 2.74m (10' 0" x 9' 0")
Window to the side elevation. Ceiling light point. Central heating radiator.

BEDROOM THREE: 3.05m x 2.44m (10' 0" x 8' 0")
Two double glazed windows to the front elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Comprises of a three piece suite to include bath with shower over, WC and wash hand basin. Tiling to all walls. Window to the front elevation. Ceiling light point. Central heating radiator.

OUTSIDE: To the front, there is a lawn area with hedging which leads to the front door on the left-hand side. There is off-road parking for two vehicles. To the rear of the property, there is a raised lawn area with mature planting borders to the side.

COUNCIL TAX BAND: Band D - Charnwood Borough Council.



RESTRICTIONS: No Pets. No Smokers. 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.

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, we will require an application form to be completed and returned to the office before we can arrange a viewing. We will discuss your application with our landlord after you have viewed the property.

If all criteria is met and your application is accepted by the landlord, 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 23/06/23 and are for illustrative purposes only.



Ground Floor



First Floor

