



**BELTON STREET, SHEPSHED,
LEICESTERSHIRE, LE12 9AB**



RENT £ 650.00 P.C.M. EXCLUSIVE

This two bedroom mid-terrace property is set within easy reach of Shepshead Town Centre. Offering unfurnished accommodation to include a lounge and kitchen to the ground floor. To the first floor there are two bedrooms, a storage room housing the properties boiler and a family bathroom. The property has been re-decorated and had new flooring throughout before the start of a new tenancy. On-street parking is unavailable directly outside the property as double yellow lines restrict the use. However alternative parking is available within the vicinity. To the rear of the property, there is a small yard that is shared with the neighbouring properties. Energy Rating D. There is a holding deposit of £150.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £750.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Council tax band A.

THINKING OF LETTING?

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Residential Lettings

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ACCOMMODATION:

LOUNGE: 10'10" x 10'10" (3.33m x 3.33m). With UPVC double-glazed window and door to the front elevation. Two ceiling wall lights. Central heating radiator. Staircase rising up to the first floor accommodation. Archway giving access to: -

KITCHEN: 10'11" maximum into recess x 5'0" (3.32m x 1.54m). Comprising of a range of base and eye-level units with roll edge work surface. Inset stainless steel sink with side drainer and mixer tap over. Space for oven and an under counter fridge freezer. UPVC double-glazed window and door to the rear elevation. Ceiling light point.

LANDING: Ceiling light point. Internal doors giving access to: -

BEDROOM ONE: 11'3" x 10'11" maximum (3.44m x 3.34m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM TWO: 7'5" x 10'1" (2.82m x 0.91m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

BOX ROOM: Ceiling light point. Housing the property's combination boiler. Space and plumbing for a washing machine. Not suitable to be used as a bedroom.

FAMILY BATHROOM: Comprising of a white three piece suite to include paneled bath with shower attachment over, low level WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

OUTSIDE: To the front, the property sits flush to the pavement. Parking is not available directly outside the property as double yellow lines restrict this. To the rear of the property, there is a small courtyard area that is shared between the neighbouring properties.

COUNCIL TAX BAND: A

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take a right hand turn onto Southfield Road. Continue along, following the road round to the right then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Shortly after the university, at the next traffic island junction, take the first exit onto the A512 as signposted for the M1 and Shepshed. Continue along the A512 and over the motorway traffic island junction into the village of Shepshed. At the first set of traffic lights, take the right hand turn onto Leicester Road. Follow Leicester Road along for some distance and at the mini-traffic island junction, take the second exist onto Kirkhill Road. Proceed down the hill at the traffic island junction, take the second exist onto Britannia Street. Follow the road around to the right and at the mini-traffic island junction, take the second exit onto Belton Street where Number 6 can be located on the right hand side.



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 30/06/2022 and are for illustrative purposes only.



