



**HATHERN ROAD, SHEPSHED,
LEICESTERSHIRE, LE12 9RP**



RENT £ 750.00 P.C.M. EXCLUSIVE

Available from mid-December, this one bedroom with attic mid-terraced property is set within easy reach of local commuter routes and amenities. Accommodation includes a lounge leading through to the kitchen with integrated oven and hob. To the first floor, there is a double bedroom and fitted bathroom suite. A staircase leading to the attic room (not suitable as a double bedroom). To the front, there is a small forecourt and on-street parking available within the vicinity. To the rear, there is a shared garden. Energy Rating D. Council Tax Band A. There is a holding deposit of £180.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £735.00 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

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Telephone:01509-214564. Fax:01509-236114. <mailto:lettings@freckeltons.com> www.freckeltons.com

ACCOMMODATION:

LOUNGE: 10'6" x 10'9" (3.20m x 3.28m). Double glazed window to the front elevation. Ceiling light point. Central heating radiator. Door through to

KITCHEN: 10'5" x 10'44" (3.18m x 3.14m). Comprises of a range of base units with roll edge work surface, inset stainless steel sink with side drainer. Integrated oven and hob. Double-glazed window and door to the rear elevation. Ceiling light point. Central heating radiator. Cupboard housing the property's Ideal Accommodation combination central heating boiler. Door to staircase which rises off to the first floor landing

LANDING: Ceiling light point. Doors to the bedroom and bathroom. Internal staircase rising up to the **ATTIC ROOM**

BEDROOM 1: Double glazed window to the front elevation. Ceiling light point. Central heating radiator.

BATHROOM: With a re-fitted three piece suite to include 'P' shaped bath with shower attachment over, WC and wash hand basin. Double-glazed window to the side elevation. Ceiling light point.

ATTIC ROOM: Ceiling light point. Used for storage only and is not to be used as a bedroom of any kind.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, turn right onto Southfield Road. Follow around to the right and then to the left onto Forest Road and at the traffic island junction with Epinal Way, take the fourth exit onto Epinal Way. Continue past the University and at the next traffic island junction, take the first exit onto the A512 Ashby Road. Proceed for some distance over the motorway traffic island junction and upon entering the village of Shepshed, take the first right at the traffic lights onto Leicester Road. Follow Leicester Road along and down to the mini traffic island junction, turning left onto Kirkhill and proceed straight across at the next traffic island junction onto Britannia Street. Follow the road round to the right and at the next mini traffic island junction, turn right onto Belton Street. Follow Belton Street around to the left, which then turns into Hathern Road eventually where Number 46 can be located on the left hand side.

COUNCIL TAX BAND: A

RESTRICTIONS: No Pets. No Sharers. No Smokers.



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 month's 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.

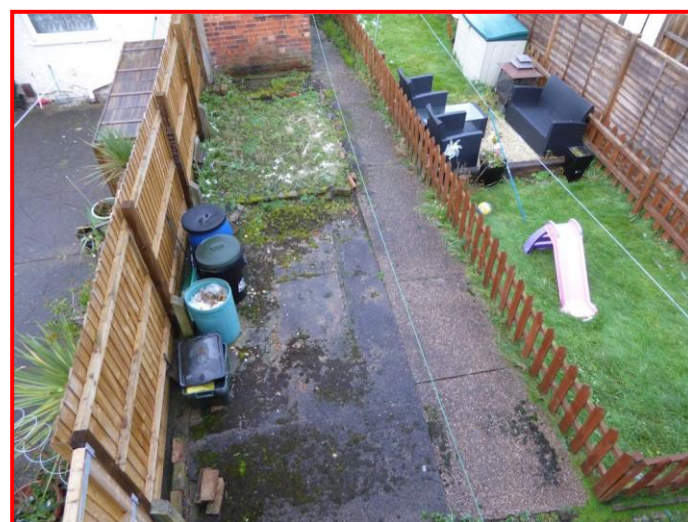
Ongoing rent is payable calendar monthly in advance by standing order.

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

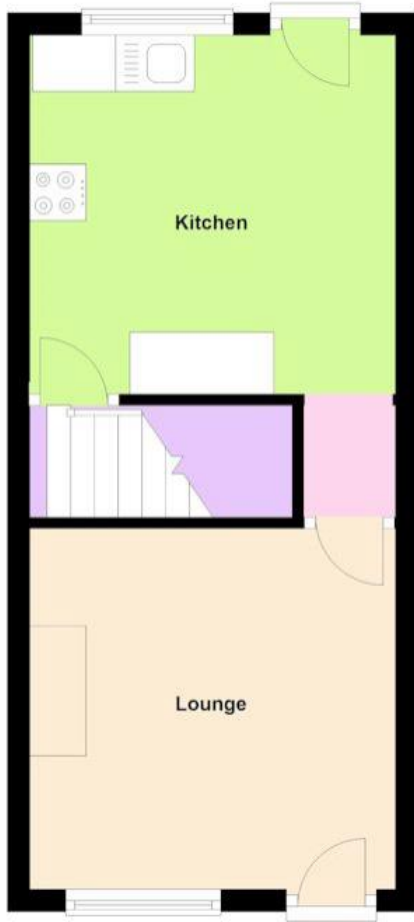
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. There is a holding deposit of £110.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £555.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

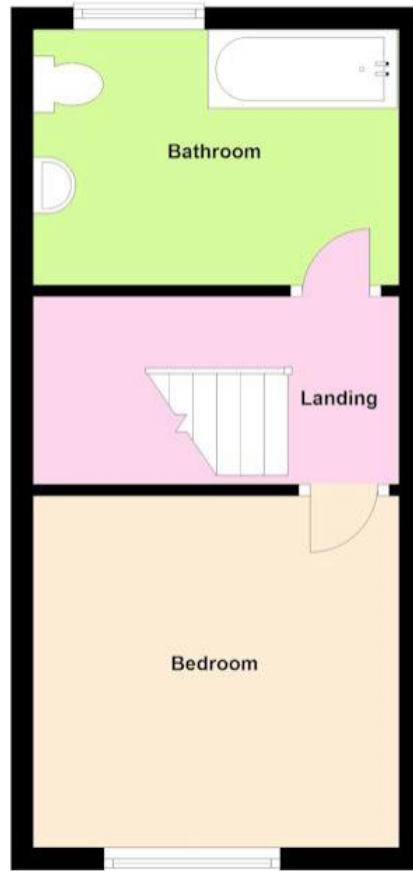
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline 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. Please note, these details were produced in 2018 and are for illustrative purposes only.



Ground Floor



First Floor



Energy Performance Certificate

46, Hatfield Road, Shepshed, LOUGHBOROUGH LE12 8RP
 Dwelling type: Mid-terrace house Reference number: 6519 4678 4256 4653 0603
 Date of assessment: 02 November 2017 Type of assessment: REGAP existing dwelling
 Date of certificate: 02 November 2017 Total floor area: 88 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,352**
Over 3 years you could save **£ 765**

Estimated energy costs of this home			Potential future savings
Current costs	Potential costs		
Lighting	£ 128 over 3 years	£ 128 over 3 years	
Heating	£ 1,235 over 3 years	£ 1,392 over 3 years	
Hot Water	£ 230 over 3 years	£ 180 over 3 years	
Totals	£ 2,352	£ 1,587	

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. The estimate energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 2. The average energy efficiency rating for a dwelling in England and Wales is band C (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Insulation roof insulation	£1,500 - £2,700	£ 426
2. Internal or external wall insulation	£4,000 - £14,000	£ 177
3. Solar water heating	£4,000 - £5,000	£ 87

See page 2 for a full list of recommendations for this property.

This report will move onto the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to finance some home energy improvements.

Page 1 of 4