



3 Toad Hole Close, Ilkeston, DE7 4RP

**£675 Per calendar month**

RENSHAW ESTATES ARE PLEASED TO OFFER THIS THREE BED END TOWNHOUSE \* Modern Decor \* PRIVATE GARDEN \* DRIVEWAY \* Gardening & Window Cleaning included \* POPULAR AREA \* Close to good schools \* AVAILABLE NOW \* STRICTLY NO PETS \* Suited to Professionals \*



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## ENTRANCE HALL

PVC DG door to front, radiator, laminate flooring.

## CLOAKS / W.C.

Wash basin, close coupled W.C., radiator, tiled splash backs.

## KITCHEN 3.59M X 2.2M (11'9" X 7'3")

PVC DG window to front, radiator, wall and base units, roll edge worktops, splash backs, stainless sink, combination boiler, ceramic hob, electric oven, extractor hood, venetian blinds.

## LOUNGE 4.32M X 3.33M (14'2" X 10'11")

PVC DG patio doors and window to rear, radiator, stairs to first floor, under stairs storage cupboard.

## LANDING

PVC DG window to side, loft access.

## BEDROOM ONE 4M X 2.27M (13'1" X 7'5")

PVC DG window to rear, radiator, venetian blind.

## BEDROOM TWO 2.95M X 2.27M (9'8" X 7'5")

PVC DG window to front, radiator, venetian blind.

## BEDROOM THREE 2.34M X 1.95M (7'8" X 6'5")

PVC DG window to rear, radiator, venetian blind.

## BATHROOM 1.95M X 1.88M (6'5" X 6'2")

PVC DG window to front, chrome heated towel rail, panel bath with shower over, pedestal wash basin, close coupled W.C., tiled splash backs.

## OUTSIDE

Front: parking spaces.

Side: garden laid to lawn

Rear: garden laid to lawn with slabbed patio area.

## DIRECTIONS

Proceed out of Ilkeston towards Kirk Hallam along Little Hallam Hill. At the traffic lights take the right turn onto Godfrey Drive. Proceed for some distance passing Kirk Hallam School and take the right turn onto Abbot Road. At the end of the road turn left onto Wyndale Drive then first right onto Toad Hole Close. The entrance to the close is situated next to No. 10 Wyndale Drive.

## EPC INFORMATION

Energy Efficiency Rating: C

## CURRENT COUNCIL TAX BAND

A

## TENANT INFORMATION

Bond: £750

The minimum income required for our referencing company would be:- £20,850 Per annum (2.5x the annual rent on this property) & for guarantors :- £25,020 per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

## TENANT INFORMATION CONTINUED

The tenant must have the correct insurances in place before moving in.



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The Landlord has stipulated the following criteria for tenants: - SUITED TO PROFESSIONALS, NO PETS  
PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants UK passport.

For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

We are members of: the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

The Guild of Letting & Management: [www.guildofletting.com](http://www.guildofletting.com)

We have client money protection and are members of Client Money Protect

### ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment

have any authority to make or give, any representation or warranty whatsoever in relation to this property.

