

TO LET

£850 pcm



REDDINGTON
SALES & LETTINGS

14 Main Street, Burrough on the Hill, Melton Mowbray, Leicestershire. LE14 2JQ

Thringstone
20-22, Main Street, Thringstone, Coalville, LE67 8NA

01530 223402
info@reddingtonhomes.co.uk

ABOUT THE PROPERTY

Important tenancy information -As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts Reddington Homes the Agent Holding Fee Deposit: 1 week's rent £196.15

Deposit: 5 weeks rent £980.76

During the tenancy (payable to the Agent)

Payment of £25.00 if you want to change the tenancy agreement.

Payment of interest for the late payment of rent at a rate of 3% above the bank of England Base Rate.

Payment of £25 for the reasonably incurred costs for the loss of keys/security devices

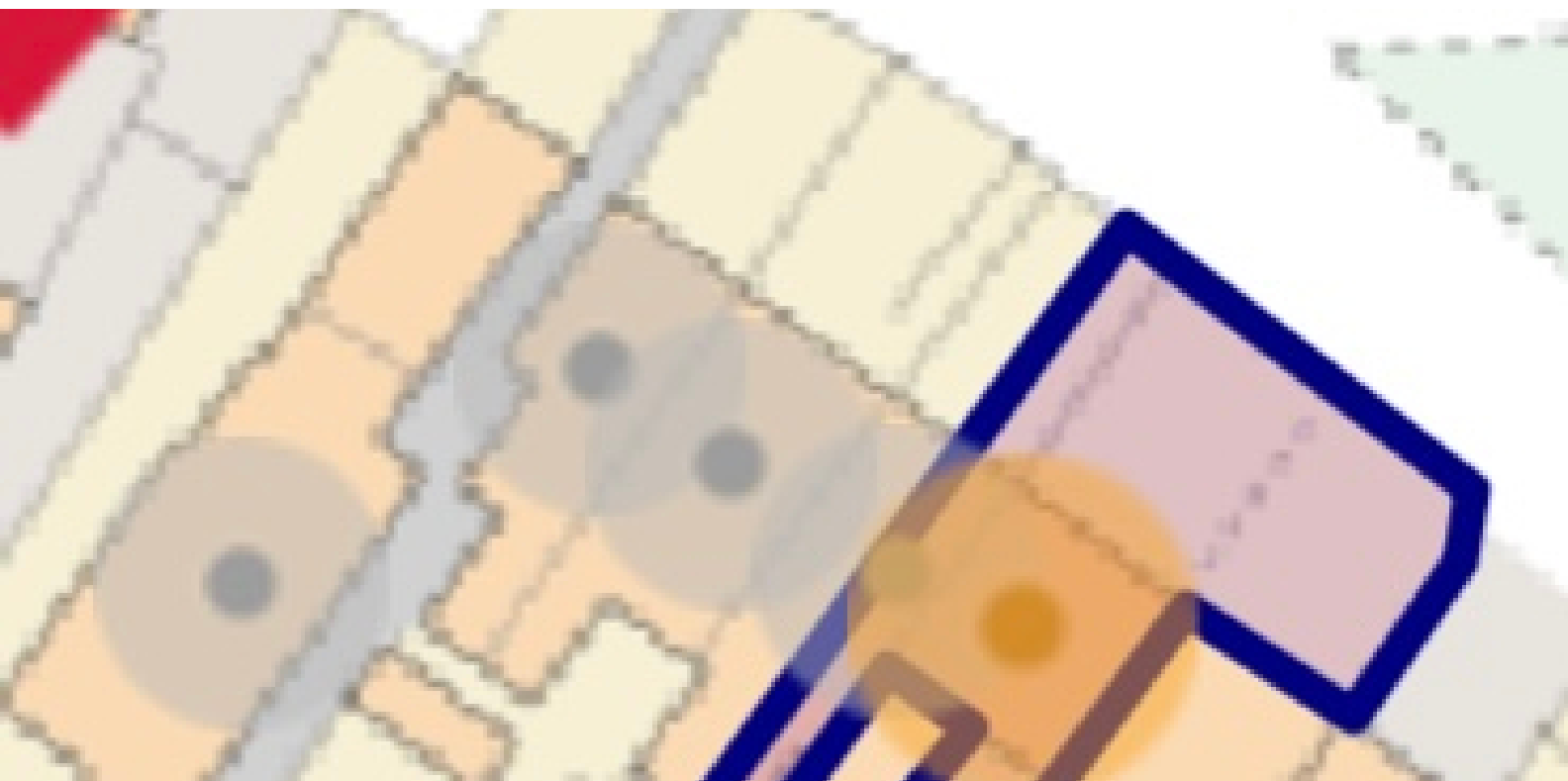
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Tenant protection

Reddington Homes is a member of Client Money Protect CMP 005689, which is a client money protection scheme and also a member of The Property Ombudsman D14125, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

FEATURES

- Two reception rooms
- Two double bedrooms
- Set back from the road
- Spacious bathroom with shower
- Fitted kitchen with oven
- Double fronted property
- Mains gas central heating
- Lawned garden to rear and separate courtyard
- Double glazed sealed unit windows



ROOM DESCRIPTIONS

Entrance Hall

Stairs leading to first floor landing

Sitting Room

11' 11" x 15' 8" (3.63m x 4.78m) with window to front aspect, radiator and open fire.

Dining Room / Reception 2

9' 11" x 15' 8" (3.02m x 4.78m) With window to front aspect, radiator. Under stairs storage. Door leading to kitchen.

Kitchen

Fitted kitchen with matching base and eye level units. Oven and washing machine. Stainless steel drainer sink and free standing fridge. External doors leading to courtyard area and garden to rear.

Garden

Pathway leading to rear garden, mainly laid to lawn. Enclosed with fencing, garden shed.

Courtyard

Small court, with brick outbuilding for storage.

First floor landing

Bedroom One

15' 8" x 9' 10" (4.78m x 3.00m) With window to front aspect, radiator and separate storage closet.

Bedroom Two

11' 11" x 15' 8" (3.63m x 4.78m) With window to front aspect, radiator.

Bathroom

Spacious bathroom with white fitted 3 piece suite , P-shaped bath with shower, low flush WC. chrome heated towel rail. Cupboard providing storage and housing gas fired combi boiler.

Tenancy notes

The property is unfurnished, carpets are included. Services - Main gas, electric and water are connected. Council Tax Band - D Melton Borough Council EPC Rating



FLOORPLAN

EPC

