

2 BACK LANE

WILLOUGHBY ON THE WOLDS, LOUGHBOROUGH, LE12 6SP

£1,000 PCM

Part furnished

A fantastic opportunity to reside in this charming and well presented two bedroom mid terrace cottage situated in the sought after village of Willoughby-On-The-Wolds.

The property benefits from a modern kitchen and bathroom and benefits from uPVC windows and a wet electric heating system, character features and views over open fields to the courtyard garden to the rear. There is also off road parking to a space located to the side of the neighbouring property.

The village has good links to both Loughborough, Leicester and Melton Mowbray.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

EST. 1846

SHOULERS

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2 Bedroom Mid Terrace Period Cottage









To locate the property from Melton Mowbray take the A6006 out of Melton Mowbray and pass through the village of Asfordby Hill and then Asfordby Valley. At the roundabout take the second exit onto the A6006 again, pass over the crossroads and then pass under the bridge of the A46 and immediately turn right into Hades Lane. Follow this lane down to the cross roads and the property can be found on your left hand side.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
Entered via a uPVC door with radiator, tiled floor and stairs to first floor landing.

KITCHEN/DINER/RECEPTION ROOM :
20'08 x 11'06
Comprising of a range of high gloss white eye and base level units, wood effect laminate work surfaces, integrated electric oven, integrated fridge freezer, integrated washing machine, integrated dishwasher, composite sink, integrated electric hob, extractor fan, radiator, tiled flooring, patio doors to garden area with views over fields, wood burning stove and spotlights.

SECOND RECEPTION
11'09 x 8'06
with laminate flooring, patio doors to garden and radiator.

CLOAKROOM/WC
with low flush WC, Sink, radiator and laminate flooring.

BEDROOM ONE
11'07 x 9'08
A double bedroom with radiator, built in wardrobes and bedside table and drawer.

BEDROOM TWO
11'07 x 11'07
A double bedroom with radiator, built in wardrobes and bedside tables.

BATHROOM
A modern three piece suite comprising low flush WC, sink, cupboard housing hot water tank and central heating system, heated towel rail, panelled bath with mixer shower over, tiled splashbacks, tiled flooring.

OUTSIDE
Gravelled garden to the rear and patio area with views over fields. To the side of number 1 there is a grassed area with potential parking for one car and a garden shed

DISCLAIMER
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress
REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/
Client Money Protection
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

LOCATION
To locate the property approach Willoughby via Hades Lane. Cross over the crossroads and the property can the be found on your left hand side facing onto the road.

IMPORTANT TENANCY INFORMATION
The Property is UNFURNISHED to include carpets and some curtains only.

INTERNET : ADSL and Fibre broadband available.

Council Tax : Rushcliffe Borough Council : Band B

Deposit : £1,153

Term : An assured periodic tenancy is offered.







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TERMS

RENT:	£1,000 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,153
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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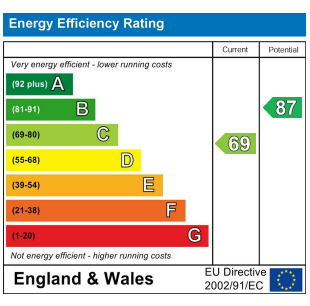
EPC: This property has an Energy Performance Rating. A copy is available upon request.



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