



1 WATERLOO COTTAGE

HUNGARTON, LEICESTER, LE7 9JB

£900 Per month
Unfurnished

****LET PRIOR TO MARKETING - SIMILAR PROPERTIES REQUIRED**** A substantial semi-detached property set in the grounds of Waterloo Farm; which is part of the Baggrave Estate. Offering spacious accommodation which would rival that of a detached property, this neutrally decorated home benefits from a white bathroom suite, uPVC double glazing, oil-fired central heating and open views to the rear. The property is located in rural countryside between Melton Mowbray and Leicester and includes three bedrooms plus a study area, utility room, a single garage with extensive off road parking and good sized lawned gardens to both front and rear.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with tiled floor, uPVC door and a radiator.

DINING KITCHEN with a range of wall and base units, stainless steel sink and drainer unit set in a laminate worksurface, tiled floor and splashback, electric cooker point, plumbing for a dishwasher, space for a fridge/freezer, breakfast bar, radiator.

REAR HALL with UPVC door, under stairs cupboard and a radiator.

SHOWER ROOM with suite comprising shower cubicle, washbasin and w.c. with tiled floor and splashback and a radiator.

UTILITY ROOM with a stainless steel sink and drainer unit set in a laminate worksurface, base cupboard under, central heating boiler, plumbing for a washing machine, tiled floor, uPVC door to rear and a radiator.

LOUNGE Rear sliding patio doors and a radiator.

STAIRS AND FIRST FLOOR LANDING with study area, airing cupboard, storage cupboard and a radiator.

REAR DOUBLE BEDROOM with two radiators.

FRONT DOUBLE BEDROOM with a radiator.

FRONT SINGLE BEDROOM with a radiator.

BATHROOM with a white suite comprising bath with handheld shower attachment, washbasin and w.c., part tiled walls and a radiator.

OUTSIDE Lawned garden to front, single garage, off road parking, walled rear garden with lawn and patio backing onto open fields, oil tank.

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 £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).

TENANCY INFORMATION

The Property Is UNFURNISHED.

Deposit : £1,038

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity and Water. Private Drainage. Oil central heating, any remaining oil must be purchased at the commencement of the tenancy.

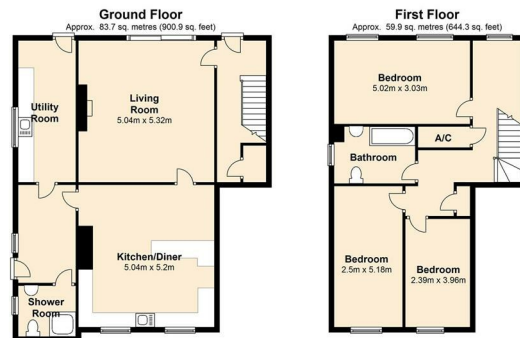
EPC : Band C.

A SMALL DOG OR CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.



TERMS

- RENT:** £900 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £1,038
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band
- 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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Total area: approx. 143.6 sq. metres (1545.2 sq. feet)

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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