



1 RURAL COTTAGES COLD

COLD NEWTON, LEICESTER, LE7 9DA

£1,100 Per month

Unfurnished

A fantastic opportunity to reside in this spacious and well presented three bedroom semi detached property set in a rural location in the village of Cold Newton.

The property benefits from gas fired central heating via a calor gas standalone tank, uPVC double glazing and a modern kitchen and bathroom.

The residence comprises of entrance hallway, WC, sitting room, kitchen/dining room,

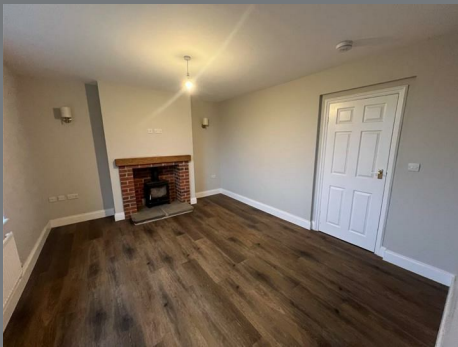
Viewing strictly by appointment with the sole agents.

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 and radiator.

Inner Hall : with radiator, door to conservatory and door to boiler room.

Boiler Room : housing the gas fired combi boiler.

Utility Room : with space and plumbing for washing machine, sink, eye and base level units, space for fridge freezer, radiator, oak effect worktops, wood effect kamdean flooring.

Conservatory : brick base conservatory with door to garden.

WC : with low flush WC, sink and radiator.

Sitting Room : (14.03 x 11.06 ft) a spacious room with wood burning stove and radiator.

Kitchen : a shaker kitchen with oak effect worktops, stainless steel sink, stainless steel extractor fan, Lamona electric hob and oven, door to under stair store cupboard, dining area off kitchen, ceiling spotlights.

Dining Room : (18.05 x 9.10 ft) with radiator.

Landing : with airing cupboard.

Bedroom One : (10.00 x 11.09 ft) a double bedroom with inbuilt wardrobe and radiator.

Bathroom : with low flush WC, sink in vanity unit, bath with screen and mixer shower off taps, vinyl tile floor, tiled splashbacks.

Bedroom Two : (12.01 x 10.07 ft) a double bedroom with inbuilt wardrobes with radiator.

Bedroom Three : (7.05 x 9.01 ft) a single bedroom with radiator.

Outside : To the front there is a large gated off street parking area to the gravelled driveway and lawns to both sides, to the rear there is a timber garden shed (not to be maintained by landlord) lawn and small patio area.

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).

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.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL broadband available.

Council Tax : Harborough Borough Council : Band C

Deposit : £1,269

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

Services : Mains electricity, private drainage, mains water and calor gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : New EPC on order.

PETS : A small to medium dog may be permitted at the landlords discretion.

AVAILABILITY : Subject to the final inspection.



TERMS

RENT:	£1,100 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,269
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band . 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC