



5 WHITE HART CLOSE

BILLESDON, LEICESTER, LE7 9AU

£750 Per month

Unfurnished

A well presented and recently redecorated TWO bedroom mid terrace property located in the sought after village of Billesdon. The property benefits from uPVC double glazing, gas fired combi boiler heating, new carpets and redecoration and would ideally suit a professional individual or couple looking for a quiet village location.

In brief the property comprises of entrance hall, sitting room, kitchen/diner, two double bedrooms, bathroom, rear garden and off street parking to the front.

Billesdon is ideally situated between Leicester, Oakham and Market Harborough and local amenities include local pubs and a village store.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with stairs to first floor landing.

SITTING ROOM (9.07 x 12.09 ft)

With wood effect fire surround with electric fire, laminate flooring and radiator.

KITCHEN/DINER (8.07 x 12.07 ft)

A fitted kitchen comprising a range of painted eye and base level units, roll top laminate work surfaces, stainless steel sink, extractor fan, integrated gas hob, integrated electric oven, space for washing machine, wall mounted Baxi gas fired combi boiler, space for fridge freezer, double timber glazed doors to garden (to be replaced), radiator, tiled splashbacks and wood effect laminate flooring.

WC

With low flush WC and sink.

LANDING

with cupboard.

BEDROOM ONE (10.07 x 12.08 ft)

A double bedroom with radiator.

BEDROOM TWO (8.07 x 12.10 ft)

A double bedroom with radiator.

BATHROOM

A three piece suite comprising panelled bath with screen, mixer shower, low flush WC, sink, tiled splashbacks, radiator, vinyl flooring.

OUTSIDE

To the front there is off street parking for 2 cars to a block paved driveway with a small elevated patio area, to the rear there is an enclosed courtyard garden and garden shed (shed not to be maintained or replaced by landlord).

LOCATION

Exit the A47 onto Coplow Lane, proceed down this lane and bear left onto Leicester Road. Take the first turning on your left into White Hart Close and the property can be found on your left hand side.

TENANCY INFORMATION

The Property Is UNFURNISHED to include some carpets and curtains.

Council Tax : Harborough County Council : Band B.

Deposit : £865

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

Services : Mains electricity, gas, water and drainage.

EPC : D

STRICTLY NO PETS PERMITTED.

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).



TERMS

RENT:	£750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£865
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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.

