



**92 BROOK STREET, WYMESWOLD,
LEICESTERSHIRE, LE12 6TU**



RENT £ 725.00 P.C.M. EXCLUSIVE

This two bedroom semi-detached property sits within walking distance to the centre of the popular village of Wymeswold. Offering unfurnished accommodation to include an entrance hall with W.C off, a lounge and dining kitchen to the ground floor. To the first floor, there are two double bedrooms and a family bathroom. There is a small patio garden with planting borders to the rear that is shared with the neighbouring property as well as a separate garage. The property would ideally suit a professional family. Energy rating C. There is a holding deposit of £165.00 that will be required upon successful application for the property. Assuming that all criteria are met, a damage deposit of £835.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details.

THINKING OF LETTING?

**For a FREE APPRAISAL of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Lettings

ACCOMMODATION:

ENTRANCE HALL: Composite UPVC double-glazed door to the front elevation. Two ceiling light point. Central heating radiator. UPVC double-glazed obscure door to the rear. Large under stairs storage cupboard. Internal doors through to:-

DOWNSTAIRS W.C: Comprises of a W.C and wash hand basin. Obscure double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

LOUNGE: 14'1" x 10'4" (4.3m x 3.2m) UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

DINING/KITCHEN: 14'3" x 10'10" (4.3m x 3.3m) Range of base units with work surface. Inset stainless steel sink and side drainer with swan neck tap over. Four ring gas hob with electric oven under. Space for larder style fridge freezer and washing machine. UPVC double-glazed window to the side elevation. Two ceiling light points. Mains smoke alarm. Central heating radiator. Housing the ideal combination central heating boiler.

FIRST FLOOR LANDING: UPVC double-glazed window to the side elevation. Ceiling light point. Loft access hatch. Mains smoker alarm. Central heating radiator. Internal doors giving access to:-

BEDROOM ONE: 15'4" x 14'2" (4.7m x 4.3m) UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM TWO: 14'3" x 11'1" (4.3m x 3.4m) UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Recently been refitted comprising of a three piece suite to include a panel bath with shower attachment over. W.C and wash hand basin. Inset vanity units. Storage cupboards under. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Tiled floor.

OUTSIDE: To the front the property sits flush fronted to the road. There is a small porch which leads to the front door. To the rear there is a patio area adjacent to the back door which is laid to slabs with small raised planting border. The property has access across the yard to shed number 94 and also benefits from the first garage on the left hand side where there is off road parking inside the garage.

DIRECTIONAL NOTE: From our offices, proceed in a southerly direction towards the traffic lights, turn left onto the A6 Leicester Road. Continue on the A6 for a short distance and on the next set of traffic lights turn right onto the A60. Proceed along the A60 for some distance going out of Loughborough. Follow the road round to the left passing through Cotes. Keep on the A60 for a distance entering the village of Hoton. Take the third right onto Hoton Road, proceed along Hoton Road for some distance entering the village of Wyemswold. Follow for some distance onto Brook Street, continue on Brook Street turning right onto a byroad and 92 can be located on the right hand side.



COUNCIL TAX BAND: Band D.

RESTRICTIONS: No Pets. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

THE TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

Ongoing rent is payable calendar monthly in advance by standing order.

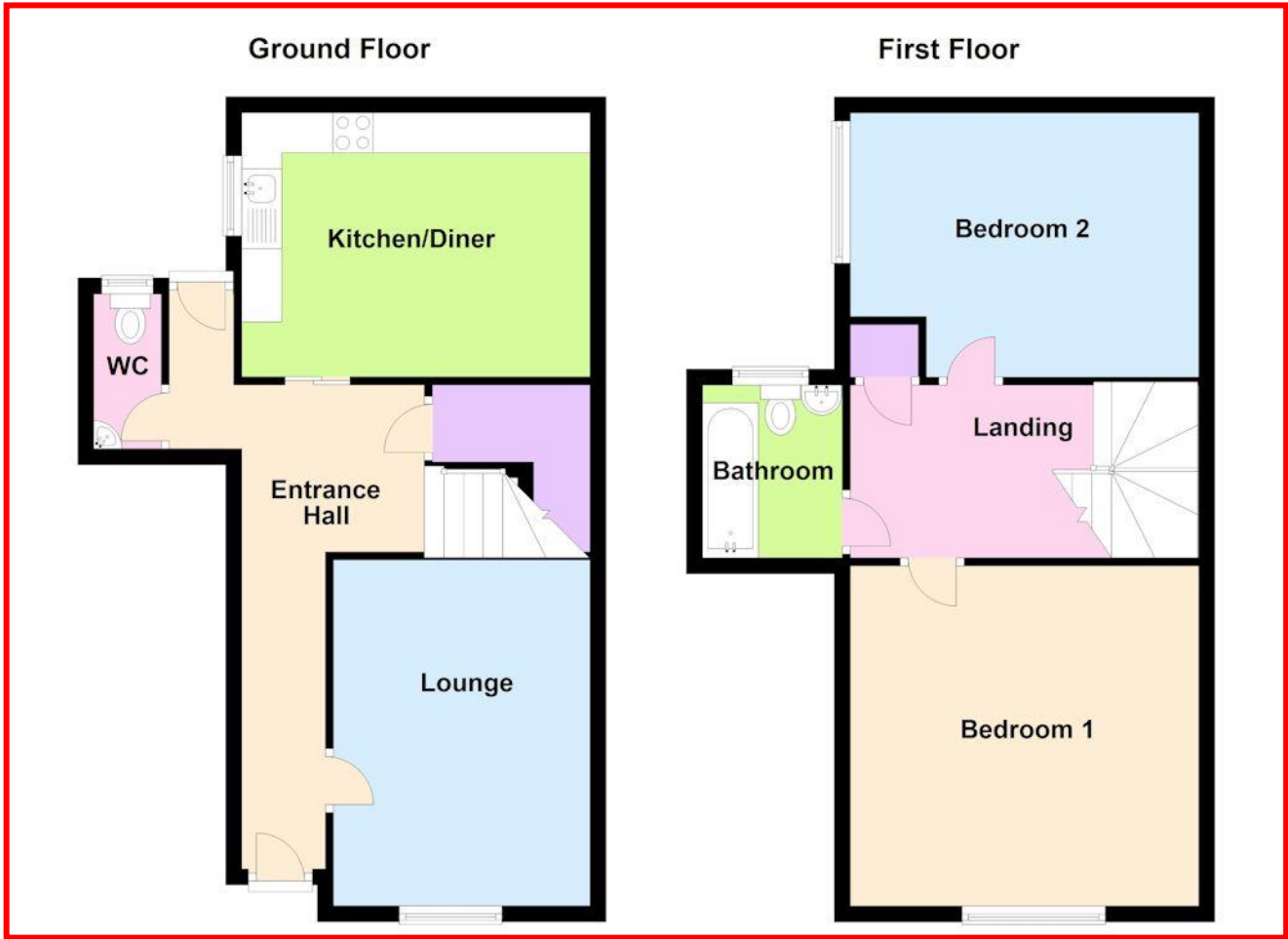
If you require any further information please contact our Residential Property Management Department.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. The details were produced on the 12/11/2019 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.





Energy Performance Certificate HM Government

92, Brook Street, Wymeswold, LOUGHBOROUGH, LE12 6TU

Dwelling type: Semi-detached house Reference number: 9041-2811-7599-9891-8485
 Date of assessment: 19 November 2019 Type of assessment: RDSAD: existing dwelling
 Date of certificate: 22 November 2019 Total floor area: 94 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,953
Over 3 years you could save	£ 174

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 208 over 3 years	£ 208 over 3 years	
Heating	£ 1,446 over 3 years	£ 1,356 over 3 years	You could save £ 174 over 3 years
Hot Water	£ 279 over 3 years	£ 195 over 3 years	
Totals	£ 1,953	£ 1,779	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
7/10	8/10

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
2 Solar water heating	£4,000 - £6,000	£ 84
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 984

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4