



**12A HALLCROFT, SHEPSHED, LOUGHBOROUGH,  
LEICESTERSHIRE, LE12 9AN**



**RENT £ 425.00 P.C.M. EXCLUSIVE**

This first-floor one bedroom flat is situated within easy reach of the village Centre of Shepshead and within close proximity to local amenities and commuter routes. Offering unfurnished accommodation to include a lounge, kitchen with a breakfast area and a bedroom with a fitted wardrobe, three piece bathroom suite. There is also yard space to the rear that is shared between several neighboring properties. On-street parking is available within the vicinity. The accommodation would be suitable for a young couple or a single person. Energy Rating E. There is a holding deposit of £95.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £490.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details.

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## ACCOMODATION:

Rear staircase access to:-

**ENTRANCE HALL:** with storage cupboard off.

**LOUNGE:** 12' X 9'11" (3.66X 3.02) with electric fire, exposed beams to ceiling. UPVC window to front elevation. Archway to:-

**KITCHEN:** 8'10" x 6'7" (2.69m x 2m) with stainless steel sink unit and wall cupboards. UPVC windows to front elevation. Ceiling strip light

**BEDROOM:** 12'11 x 6'9" (3.94m x 2.06) with built in store cupboard off. UPVC window to rear elevation. Ceiling light point. Electric Heater.

**BATHROOM:** With panel bath, low level W.C and wash hand basin. Light point.

**OUTSIDE:** Small shared access yard to the rear. The left hand side of this yard is shared with the downstairs shop only.

**UTILITES:** The tenant is responsible for paying the council tax and all utility accounts.

**COUNCIL TAX BAND:** Band A.

**DIRECTIONAL NOTE:** From our offices, proceed in a southerly direction on the A6 Leicester Road towards Southfield Road/B5350. On the first set of traffic lights, turn right into Southfield Road and proceed for a short distance merging into Royland Road/B5350. At the junction, turn right onto Park Road/B5350 and immediate left into Forest Road/B5350. At the traffic island junction, take the third exit onto Epinal Way/A6004.

Proceed along until reaching the following traffic island junction, taking the first exit onto Ashby Road/A512. Continue to proceed taking the second exit on the following two traffic island junctions and at the second set of traffic lights, turn left onto Leicester Road. At the second mini-traffic island junction, take the first exit onto Kirkhill and at the next, take the second exit onto Field Street. Just before reaching the post office near towards the parking area immediately turn right 12a can be easily located on the left hand side.





**RESTRICTIONS:** No Children. No Sharers. No pets. 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 short hold 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 month's 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.

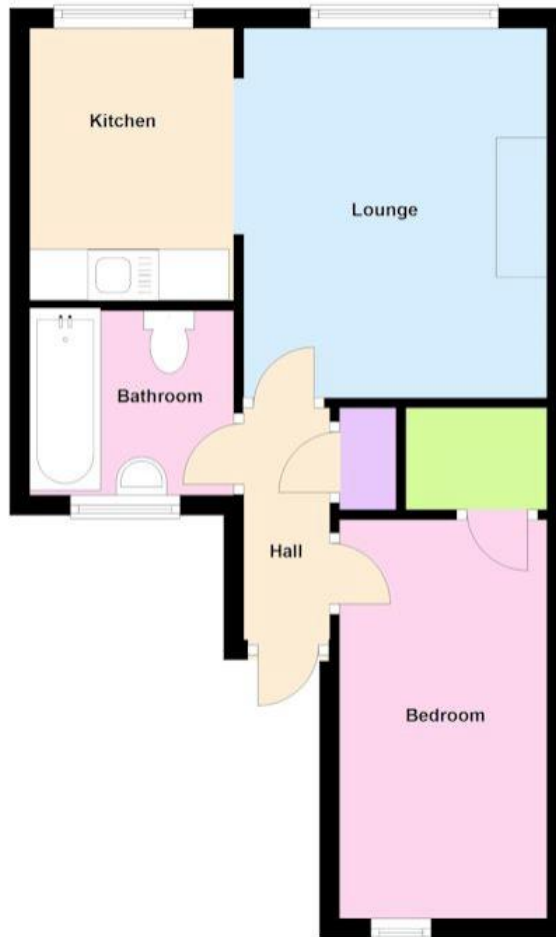
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**RESERVATION:** If you wish to rent this property we will require an application form to be completed and returned to the office before arranging a viewing. 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. We are members of The Property Ombudsman scheme. These details were produced on 07/02/2023 and are for illustrative purposes only.



## First Floor Flat



### Energy Performance Certificate HM Government

12a, Hill Croft, Shepshed, LOUGHBOROUGH, LE12 9AN

Dwelling type: Top-floor flat      Reference number: 0168-0045-0264-6608-8934  
 Date of assessment: 09 April 2018      Type of assessment: RUSAP, existing dwelling  
 Date of certificate: 22 May 2018      Total floor area: 32 m<sup>2</sup>

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:	£ 2,454
Over 3 years you could save	£ 1,464

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 84 over 3 years	
Heating	£ 1,827 over 3 years	£ 555 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 466 over 3 years                 </div>
Hot Water	£ 549 over 3 years	£ 251 over 3 years	
<b>Totals</b>	<b>£ 2,454</b>	<b>£ 990</b>	

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:** D (49 kWh/m²)  
**Potential:** C (39 kWh/m²)

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 Internal or external wall insulation	£4,000 - £14,000	£ 726
2 Floor insulation (suspended floor)	£800 - £1,200	£ 177
3 Draught proofing	£80 - £120	£ 27

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4