



**27 QUANTOCK RISE, SHEPSHED,
LEICESTERSHIRE, LE12 9JR**



RENT £ 525.00 P.C.M. EXCLUSIVE

Available from the beginning of August, this one bedroom property is situated in a quiet cul-de-sac location in Shepshe and benefits from being within easy access to the M1 motorway and local commuter routes. Recently refurbished throughout, the property offers unfurnished accommodation comprising of a lounge and kitchen to the ground floor. To the first floor, there is a double bedroom and fitted bathroom with electric shower. Off road parking for single vehicle and a garden. Energy Rate E. There is a holding deposit of £120.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £605.00 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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ACCOMMODATION:

ENTRANCE PORCH: Timber glazed door giving access to the;

LOUNGE: 12'8" x 11'5" (3.87m x 3.9m) with staircase rising off to the first floor. Ceiling light point. Wall mounted electric heater. Fireplace. UPVC double glazed window to the front elevation. Under stairs storage cupboard. Sliding door to the kitchen.

KITCHEN: 5'11" x 9'1" (4.87m x 2.8m) comprising of a matching range of base and eye level units with roll edge work surface. Stainless steel sink with side drainer and mixer tap over. Space for washing machine and fridge/freezer. UPVC double glazed window to the front elevation. Ceiling light point.

LANDING: Ceiling light point and internal doors giving access to:-

BEDROOM ONE: 12'8" x 10'11" (3.85m x 3.34m) UPVC double glazed window to the front elevation. Ceiling light point. Wall mounted electric heater. Storage cupboard housing the properties water cylinder.

BATHROOM: Comprising of a three piece suite to include paneled bath with Mira electric shower. Wash hand basin and low flush W.C. Obscure UPVC double glazed window to the front elevation. Ceiling light point. Loft access hatch.

OUTSIDE: The property is accessed via a shared tarmac driveway with off-road parking space standing on the right and timber access gate leading to the properties garden, which is fully enclosed and is mainly laid to lawn with planting borders to perimeter. Raised planting border to the right hand corner. Timber store and patio area to the immediate rear.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6/Leicester Road. At the first set of traffic lights, turn right onto Southfield Road. Follow the road round to the right and then to the left onto Forest Road and continue to the traffic island junction with Epinal Way. Take the fourth exit onto Epinal Way. Proceed past the University and at the traffic island junction with Ashby Road/A512, take the first exit. Proceed along the A512/Ashby Road for some distance and passing over the motorway, at the third junction. Upon entering the village of Shepshed, at the first set of traffic lights, turn right onto Leicester Road. At the mini traffic island junction, turn right on to Fairway Road South. Proceed along the road for some distance and then take the fifth left hand turn on to Quantock Rise. On Quantock Rise, proceed to the end of the road, where Number 27 can be found on the right hand side.

COUNCIL TAX BAND: A



RESTRICTIONS: 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 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 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.

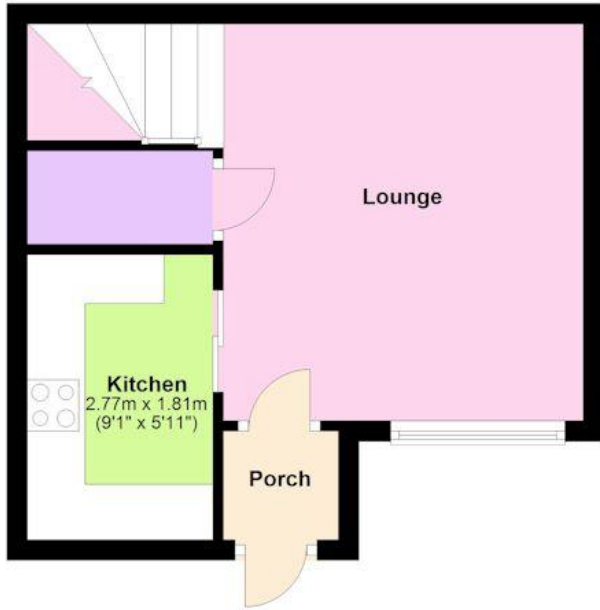
RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. There is a holding deposit of £120.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £605.00 will be required, along with the first month's rent, before the tenancy commences.

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.

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. Please note, these details were produced in July 2021 and are for illustrative purposes only.



Ground Floor



First Floor

