



**37 STABLEFORD CLOSE, SHEPSHED,
LEICESTERSHIRE, LE12 9BT**



RENT £595.00 P.C.M EXCLUSIVE

Available from the first week of June 2022, this two bedroom detached coach house is situated within walking distance of the town centre of Shepshead. Offering unfurnished accommodation to include an entrance hall, bedroom and a WC to the ground floor. To the first floor, there is an open plan living and dining area and a kitchen with an oven, washing machine and fridge freezer included. There is also a double bedroom and a family bathroom. Off-road parking space available to the rear of the property. Energy Rate C. There is a holding deposit of £135.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £685.00 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: 7'7" x 5'7" (2.36m x 1.74m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Doors through to: -

BEDROOM TWO: 10'6" x 7'6" (3.24m x 2.34m). Glazed door to the rear elevation. Ceiling light point. Central heating radiator. Under stairs storage cupboard.

WC: With low level flush WC and wash hand basin. UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

FIRST FLOOR LANDING: With UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Over stairs storage housing the hot water tank. Doors to: -

OPEN PLAN LIVING SPACE: 17' x 16'8" (5.19m x 5.13m).

LIVING AREA: With UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

KITCHEN AREA: A range of matching base and eye level units with tiled splashbacks, built-in oven and gas hob. Extractor hood over. Stainless steel sink with side drainer. Washing machine and fridge freezer also included.

BEDROOM ONE: 8'4" x 10'4" (2.57m x 3.18m). Built-in storage over stairs. UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

FAMILY BATHROOM: Comprising of a panelled bath with shower over, low level flush WC and wash hand basin. Extractor fan. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

OUTSIDE: There is a parking space to the rear of the property. There is no garden. The front of the property sits flush to the pavement.

COUNCIL TAX BAND: Band B.

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.



DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights, take a right hand turn onto Southfield Road. Continue along, following the road around to the right, then to the left onto Forest Road. At the traffic light island junction with Epinal Way, take the third exit. Shortly after the university at the next traffic island junction, take the first exit onto the A512 as signposted for the M1 and Shepshed. Continue along the A512 and over the motorway traffic island junction into the town of Shepshed. At the first set of traffic lights, take the right hand turn onto Leicester Road. Follow Leicester Road along for some distance and at the mini traffic island junction, take the second exit onto Kirkhill. Proceed down the hill and at the traffic island junction, take the second exit onto Britannia Street. Follow the road around to the right and at the mini traffic island junction, take the first exit onto Belton Street then take the first exit left onto Tickow Lane. Take the first exit left onto Factory Street and take the first exit left onto Stableford Close. Follow the road round and Number 37 can be located on the right hand side easily identified by our 'To Let' board.

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.

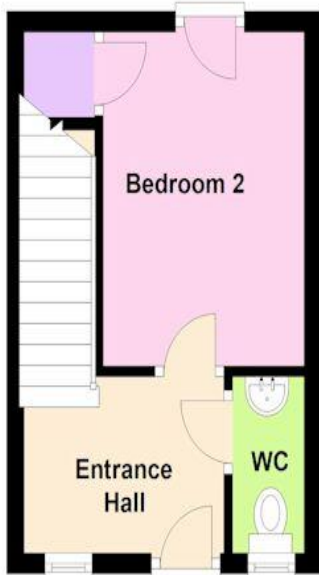
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. We are members of The Property Ombudsman scheme. The pictures in these details were taken in October 2019 and are for illustrative purposes only.



Ground Floor



First Floor



Energy Performance Certificate

37, Stableford Close, Shephard, LOUGHBOROUGH, LE12 9BT

Dwelling type: Detached house Reference number: 8791-6727-5750-0156-6922
 Date of assessment: 20 March 2019 Type of assessment: RdSAP existing dwelling
 Date of certificate: 20 March 2019 Total floor area: 61 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: **£1,512**

Over 3 years you could save: **£264**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 1,017 over 3 years	£ 909 over 3 years	
Hot Water	£ 327 over 3 years	£ 177 over 3 years	
Totals	£ 1,512	£ 1,248	You could save £ 264 over 3 years

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

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	73	61

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 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 168
2 Solar water heating	£4,000 - £6,000	£ 99
3 Solar photovoltaic panels (2.5 kWp)	£5,000 - £9,000	£ 991

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home warmer and cheaper to run.

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