



47 BACK LANE
THRUSSINGTON, LEICESTER, LE7 4TD

£575 Per month
Unfurnished

A charming one bedroom CHARACTERFUL ONE BEDROOM COTTAGE situated on a quiet rural lane in the sought after village of Thrussington between Leicester and Melton. The property has timber glazing and gas fired central heating. The property briefly comprises a lounge, fitted kitchen, one double bedroom and a shower room. Thrussington is conveniently located for Leicester and Melton, and benefits from a good range of village amenities. The property would provide ideal accommodation for a professional person or couple. AVAILABLE NOW *SMALL PET CONSIDERED - CALL NOW TO ARRANGE VIEWING*

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - Terraced



Viewing Highly Recommended

ACCOMMODATION

LOUNGE

with beamed ceiling, tiled flooring, cupboard under stairs and a radiator.

KITCHEN

with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, gas hob and electric oven, wall mounted Worcester Bosch combi boiler, space for a fridge and washing machine, and beamed ceiling.

STAIRCASE AND FIRST FLOOR LANDING

leading to:-

FRONT DOUBLE BEDROOM

with tiled flooring, built-in cupboard and a radiator.

SHOWER ROOM

with white suite comprising power shower in cubicle, wash basin and w.c. radiator and tiled flooring.

OUTSIDE

Brick store located at the bottom of the street. One parking space to car park area.

LOCATION

To locate the property, take the A46 Northbound out of Leicester. After passing Ratcliffe College, take the first right signposted Thrusington. On entering the village, turn left into Hoby Road. Back Lane is the second road on the right and the property is situated 200 yards along on the right-hand side.

TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains only.

Council Tax : Charnwood Borough Council : Band A.

Deposit : £663

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A small pet may be considered at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

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 £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:	£575 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£663
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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.

