



6 NEW AVENUE
REARSBY, LEICESTER, LE7 4YU

£950 Per month
Unfurnished

A well presented, modern and spacious TWO double bedroom semi detached bungalow located in the highly regarded village of Rearsby near Leicester. The property benefits from modern fixtures and fittings, gas fired heating and uPVC double glazing.

The property comprises of entrance hall, sitting room, bathroom, kitchen/dining room, two double bedrooms, off street parking to the front, front and rear gardens and a single garage.

The property would ideally suit a professional individual or couple looking for a quiet rural village with good transport links to both Leicester and Melton Mowbray. Rearsby is a thriving village with links to the A46 which is ideal for Nottingham and Leicester and amenities include a local public house.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Bungalow - Semi Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a uPVC door with radiator, wooden laminate flooring and door to garden.

SITTING ROOM : (12.11 x 11.10 ft) A spacious sitting room with uPVC double glazed patio doors, radiator and laminate flooring.

KITCHEN/DINING ROOM : (9.03 x 15.09 ft) A modern kitchen with a range of shaker style eye and base units, granite effect worktops, stainless steel extractor fan, space for oven, space for washing machine, space for drier and space for fridge freezer, sink, radiator, tiled splashbacks and flooring.

BATHROOM : A modern suite with low flush WC, sink, panelled bath with electric shower, radiator, aquaboard splashback, tiled walls, tiled floor.

AIRING CUPBOARD : with immersion hot water tank and fuse board.

BEDROOM ONE : (13.06 x 12.10 ft) A front facing double bedroom with radiator.

BEDROOM TWO : (11.04 x 11.04 ft) A front facing bedroom with radiator.

OUTSIDE : Off street parking to the front, single garage. Garden to the front and rear with patio area and enclosed by fencing.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL Broadband internet available.

Council Tax : Charnwood Borough Council : Band C

Deposit : £1,096

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

Services : Mains electricity, water, gas and drainage.

EPC : D

STRICTLY NO PETS PERMITTED.

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 Â£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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

TERMS

RENT:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	