



2 YEOMAN WAY
ROTHLEY, LE7 7TW

£1,300 Per month
Unfurnished

A well presented and spacious THREE bedroom detached home located in the sought after village of Rothley.

The family home includes three bedrooms, one with en-suite, a family bathroom, dining kitchen, utility room, cloakroom/w.c. and a bay fronted lounge. Outside there is an enclosed lawned garden with patio area and a single garage with off-road parking.

The property benefits from a gas fired combi boiler central heating system and has UPVC double glazing and would make ideal accomodation for a professional individual, couple or family looking for a modern house located on a sought after estate 15 minutes from Leicester.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

0 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with door to front and a radiator.

CLOAKROOM/W.C. with white suite comprising wash basin and w.c., tiled splash back and a radiator.

LOUNGE (13'8" x 12'9" into bay) with bay window to front and radiator.

DINING KITCHEN (18'8" x 11'4") with a range of white wall and base units, built-in gas range hob with electric fan assisted oven under and extractor hood over, one and a half stainless steel sink and drainer set in a dark wood effect laminate work surface, plumbing for a dishwasher, double doors to rear garden and two radiators.

UTILITY ROOM with white wall and base units, dark wood effect laminate work surface, plumbing for a washing machine, Vaillant combination boiler, door to side and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with storage cupboard, leading to:-

MASTER BEDROOM (12'9" x 12') with a radiator and door to EN-SUITE with white suite comprising shower, wash basin and w.c., tiled splash backs, extractor fan and heated towel rail.

REAR DOUBLE BEDROOM (10'6" x 10'5" max) with a radiator.

REAR SINGLE BEDROOM (8'4" x 7'11") with a radiator.

BATHROOM with white suite comprising bath with shower over, wash basin and w.c., extractor fan, tiled splash backs and a radiator.

OUTSIDE Enclosed lawned rear garden with patio. Gate to side leading to single garage with up and over door. Off-road parking.

LOCATION

From Leicester, proceed north on the A6 towards Loughborough. Take the slip road signposted Rothley and upon reaching the traffic lights turn left into Hallfields Lane. The Athena development can be found on your left hand side. On entering the development, continue straight on and take the second right just in front of the primary school. Yeoman Way will be found on your right hand side and number 2 is the last house at the bottom on the right

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains/blinds only.

Council Tax : Charnwood Borough Council : Band D.

Deposit : £1,500

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

Services : Mains electricity, water, gas and drainage.

EPC : B

STRICTLY NO PETS PERMITTED.

VIEWINGS : Strictly by appointment with Shouler & Son .

INTERNET : ADSL And Fiber available.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use permitted.

Flood/Erosion Risk: None to report.

Planning Permissions : Please check with local authority (Charnwood Council) Development consent granted to built further homes on site.

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water



TERMS

RENT:	£1,300 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,500
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band B. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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/



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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			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	