



7 Isabel Lane, Leicester, LE8 0QQ

£1,050

A quaint 'cottage style' home with three bedrooms in the ever popular village of Kibworth Beauchamp. The property has well appointed and modern accommodation briefly comprising: Entrance, Open plan living / dining / kitchen, Ground floor w/c, Three bedrooms with an en suite to the master and a further bathroom.

Outside: Parking for two cars and an enclosed courtyard garden. Council tax band: C

Open plan living room / kitchen

Living area with wooden laminate flooring and window to the front aspect. Kitchen with sliding patio doors to the outside, and fitted with a range of eye and base level units with courtesy under lighting, roll edged work surfaces and tiled splashbacks, integrated fridge and freezer, and electric oven with electric hob and extractor over. Storage cupboard with a washing machine.

First floor landing

With doors off to all first floor accommodation.

Master Bedroom

With a window to the front aspect and door to the en suite.

En suite

Fitted with a pea shaped panelled bath with shower over, wash basin and low level WC.

Second floor landing

With doors off to all first floor accommodation.

Bedroom Two

With a window to the front aspect.

Bedroom Three

With a window to the rear aspect.

Family Bathroom

Fitted with a pea shaped panelled bath with shower over, wash basin and low level WC.

Outside

To the rear is a low maintenance courtyard style garden, to the front of the property is driveway parking.

Tenant Fees & Protection Information

TENANT FEES AND 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 Carlton Estates)
Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

Early Termination of the Tenancy

Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on the tenancy from the time of termination until the time of a new tenant moving in. A

maximum amount of unpaid rent payable will be the amount outstanding to the end of the contracted tenancy term.

During the tenancy (payable to the provider)

- Utilities – Gas, Electricity, Water
- Communications – Telephone and Broadband
- Installation of Cable, Satellite, TV aerial
- Subscription to Cable, Satellite, TV licence
- Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation including contractual breaches and damages.

Damages

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION

Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



