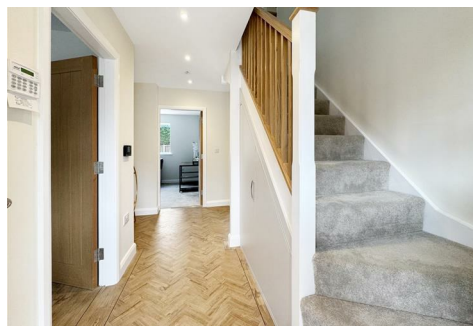




The Oaks The Outwoods, Hinckley, LE10 2UD

£1,750

HERE IS YOUR CHANCE TO RENT AN EXECUTIVE AND BRAND NEW FAMILY Home in the ever popular Village of Burbage. The Oaks is a substantial and SUPERBLY FINISHED four bedroomed home with accommodation briefly comprising: Entrance hall with storage, Utility with space for washing machine and tumble dryer, Downstairs wc, LIVING KITCHEN with double oven, dishwasher, space for American style fridge freezer and Bi-Folding doors to the garden, Snug / study. First floor: THREE DOUBLE bedrooms, One with an ensuite and Dressing room and a Family bathroom with bath and separate shower. Second floor - A VERY GENEROUS double with ANOTHER Ensuite. Outside: Enclosed rear garden and Driveway parking.

*** NOTE Rent increases to £2000 p/a after six months ***

Entrance Hallway

With a window to the front aspect, doors leading to all ground floor accommodation and underfloor heating which continues throughout the property.

Utility Room

With a window to the front aspect, the utility is fitted with a range of wall and base storage units with work surfaces over and with a sink built in. There's a door leading to the downstairs WC.

WC

Fitted with a low level WC, hand wash basin and additional storage cupboards.

Living Room

With a window to the rear aspect.

Living Kitchen Diner

With bifold doors opening to the rear garden. The kitchen is fitted with a quality range of wall and base units with worksurfaces over. There's a kitchen island with further storage. The kitchen has a fitted dishwasher, an induction hob with extractor over and an integrated oven and grill. There are additional windows to the front aspect.

Landing

With doors leading to all first floor accommodation and stairs rising to the second floor.

Bedroom

With a window to the front aspect and a door leading to the ensuite.

Ensuite

With a window to the rear aspect, fitted with a low level WC, hand wash basin, bath and walk in shower enclosure.

Bedroom

With a window to the rear aspect.

Bedroom

With a window to the rear aspect.

Bathroom

With a window to the front aspect, the bathroom is fitted with a low level wc, pedestal wash basin and bath with shower over and glass screen.

Landing

With a Velux window to the front aspect and a door leading to the master bedroom.

Bedroom

With numerous Velux windows to the front and rear aspect, door leading to the eaves space and a further door to the ensuite.

Ensuite

With a Velux window to the front aspect, the bathroom is fitted with a low level WC, hand wash basin and a walk in show cubicle with rainfall shower.

Outside

To the front of the property is driveway parking for two cars. The rear garden is laid largely to lawn with a patio area and slated area to the side. There's also a gate allowing access from the side.

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

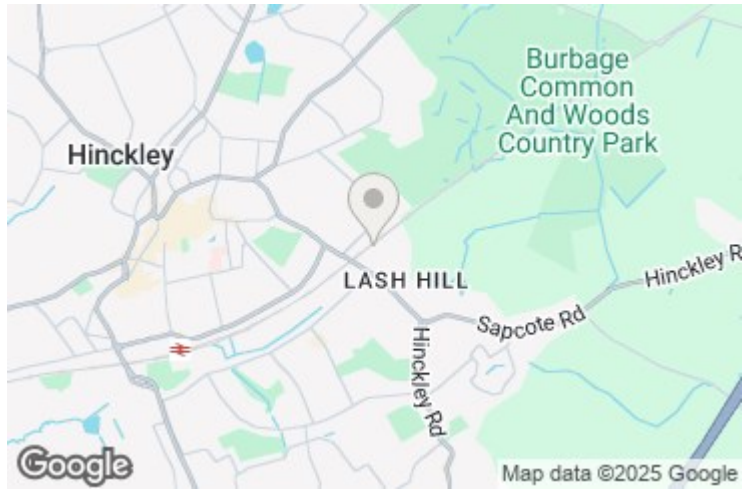
Milford House

43 – 55 Milford Street

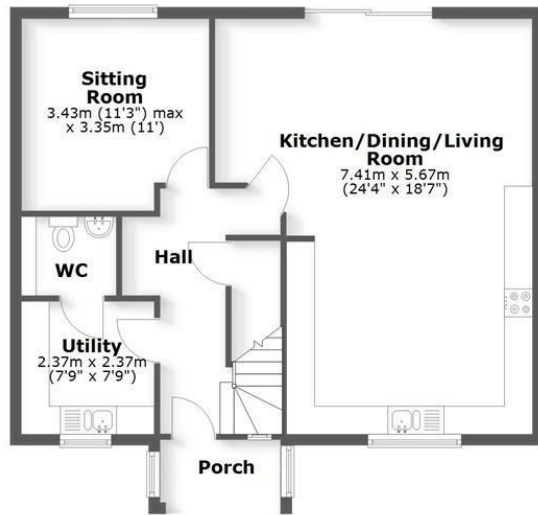
Salisbury

Wiltshire

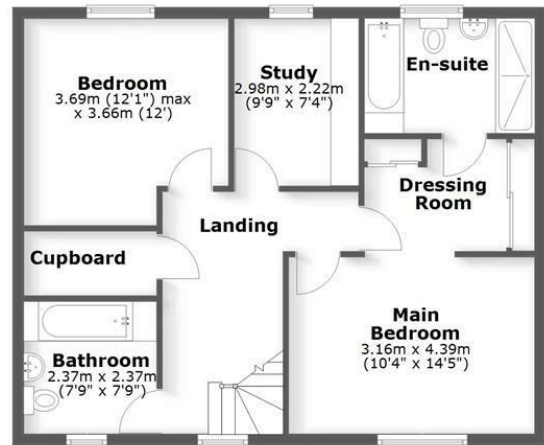
SP1 2BP



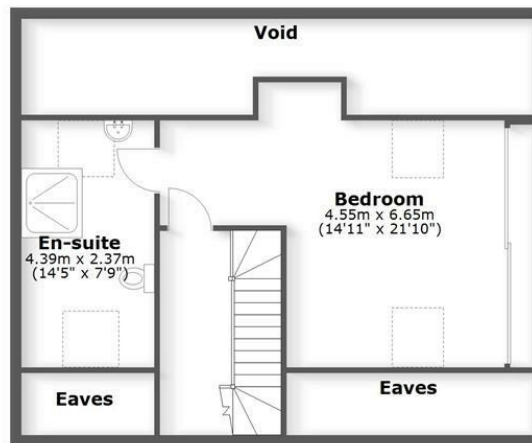
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	87
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	