



**NICK HUMPHREYS**  
SALES • LETTINGS • STUDENT

SINCE 1986

**Trueway Drive South, Leicestershire, LE12 9DY**  
**£895**

## 140 Trueway Drive South, Shepshed, Leicestershire, LE12 9DY

Spacious, one bedroom property that is available to rent immediately. Ideal for a single person or couple. Ample off road parking, gas central heating and double glazed windows.

Unfurnished. Call our office today to book your viewing. Not to be missed!

Comprising from lounge diner and kitchen to the ground floor which benefits from white goods. To the first floor there is a double bedroom with built-in wardrobe and shower room.

Outside to the front there is a good size low maintenance gravelled area, additional garden space and from the street there is off road parking for up to 4 vehicles.



Council Tax: Your property is in Council Tax Band: A

Please note that a guarantor may be required in some circumstances.

#### Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £206.53

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

#### Payment Amount

Security deposit £1,032.00

First month's rent £895.00

Less holding deposit £206.53

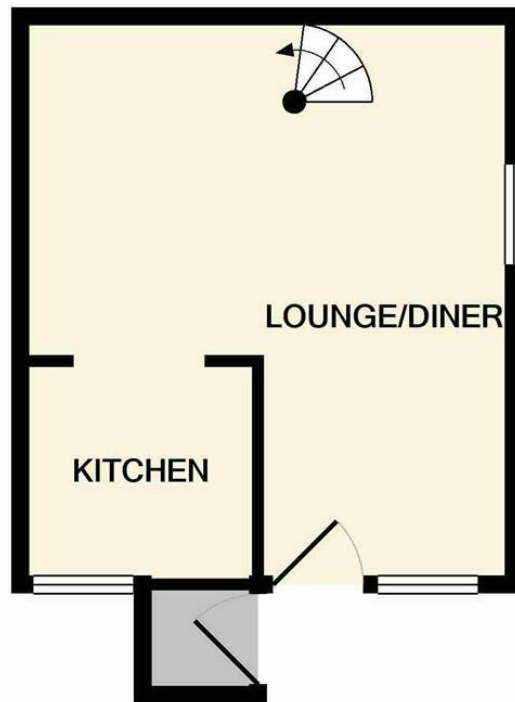
Total payable £1,720.47

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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