

# 2/3 Bedroom Detached Character Property Baston

**Available : Now**

**£1995.00 PCM**

A unique 2 or 3 bedroom thatched cottage in Baston. Originally two cottages that were combined into one some 50 years ago, this property offers a huge amount of living space both indoors and outside.

The property oozes character and has many charming period features combines with modern comfort features such as gas central heating and fully fitted kitchen.

There are 2 very large bedrooms upstairs, both with a dressing area. On the ground floor there are 2 or 3 reception rooms but one of these has been used in the past as a third bedroom. In addition there are several other rooms and lots of storage cupboards.

The bathroom and kitchen are well appointed.

All rooms are a very generous size.

The front garden is attractive cottage style with a picket type fence and there is off road parking for several cars leading to a car port.

The rear garden is huge and has various features including several outbuildings.

To get a proper understanding of this very unusual property please look through the photographs or as us for the link to the video.

Reception room 1: 6.5m x 4.5m  
 Reception room 2: 4.5m x 3.5m  
 Reception 3 / Bedroom 3 / Office: 3.2 x 2.5  
 Utility room 2.7m x 1.8m  
 Kitchen 3.5m x 2.2m  
 Bathroom 2.9m x 2.5m  
 Bed 1 (includes dressing are) 6.3m x 4.5m  
 Bed 2 (includes dressing are) 6.0m x 4.5m

Additional rooms (no measurements)  
 Cloakroom  
 Conservatory  
 Porch  
 2 hallways

**EPC band E**  
**Council tax band E**

Please note: All measurements are approximate, potential tenants should take their own measurements if considering fit of furniture, curtains, etc.



**Holding deposit and security bond.**  
**Holding deposit £460.00 (refunded from first months rent).**  
**Security deposit (Bond) £2300.00.00**  
**Monthly rent is payable in advance.**

Energy performance certificate (EPC)			
11, Main Street BASTON LEICESTERSHIRE LE12 5DB	Energy rating <b>E</b>	Valid until 14 October 2024	Certificate number: 2024-2883-7803 - 9994-8471
Property type Semi-detached house	Total floor area 192 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="#">guidance for landlords on the conditions and exemptions</a> <a href="https://www.gov.uk/guidance/energy-ratings-for-rental-properties">https://www.gov.uk/guidance/energy-ratings-for-rental-properties</a>			
<b>Energy rating and score</b>			
This property's energy rating is E. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
You can read <a href="#">guidance for landlords on the conditions and exemptions</a> <a href="https://www.gov.uk/guidance/energy-ratings-for-rental-properties">https://www.gov.uk/guidance/energy-ratings-for-rental-properties</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
See how to improve this property's energy efficiency		For properties in England and Wales, the average energy rating is D, the average energy score is 60.	

**More photos and a video  
available on request**

# Lettings and Property Managers

Unit K1, Bentley Business Park, Blenheim Way, Market Deeping, PE6 8LD

T: 01778 348391 E: [info@26lets.co.uk](mailto:info@26lets.co.uk) W: [www.26lets.co.uk](http://www.26lets.co.uk)

## Tenancy Application Requirements

If you are interested in proceeding with an application for a Tenancy Agreement for a property let through 26 Letters we will need you to:

- Pay the required holding deposit shown overleaf direct to -  
HSBC, Market Place, Market Deeping,  
Ac - 26 Letters Clients A/C, Sort Code - 40 32 24, Account No - 53663825
- Complete and return the required application form which includes authority to carry out a credit reference check and obtain information relating to your employment, income and previous tenancies.
- Provide evidence of your identity, either:
  - Full Valid Passport
  - Full Valid Driving Licence
  - A Valid Identity Card  
(HM Forces, Police Warrant Card, Prison Officer, Government/Local Authority Issued)
- Provide evidence of your residence:
  - Inland Revenue tax notification, self assessment statement or tax demand
  - House or Motor Insurance
  - An original utility bill - less than four months old
  - An original Council Tax bill - less than four months old
  - An original Council Rent book showing rent paid for the last four months
  - An original statement for either your current bank or building society account or credit card account - less than four months old
- Provide original bank statements for the last three months
- Provide your last three months wages slips, last two years audited accounts, or last two years Inland Revenue SA 302 as applicable.
- Provide sight of two of your most recent utility bills, e.g gas and electric, electric and water

