

# 1 CHARITY COTTAGE MAIN

KEYHAM, LE7 9JQ

£565 Per month  
Unfurnished

\*LET PRIOR TO MARKETING - SIMILAR PROPERTIES REQUIRED\* A characterful one bedroom end of terrace cottage situated in the highly regarded village of Keyham located just six miles east of Leicester city centre. The accommodation briefly comprises a fitted kitchen, lounge, double bedroom and a ground floor bathroom. Outside there is lawned garden with patio area and one off-road parking space. The property also has secondary glazing and electric heating, and would provide ideal accommodation for a professional single person or couple.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 1 bedroom House - End Terrace

# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

LOUNGE with brick fireplace, shelving, beamed ceiling, electric radiator and cupboard under stairs.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, Indesit electric hob and oven with extractor hood over, electric heater, built-in cupboard and plumbing for a washing machine.

BATHROOM with white suite comprising panelled bath with Mira shower over, wash basin, w.c. and electric wall heater.

REAR HALL with uPVC double glazed door and cupboard housing water heater.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with fitted cupboard and an electric radiator.

### OUTSIDE

Lawned garden and patio.  
Paved off-road parking for one car.  
Communal bin store.  
Timber shed.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

#### Property Redress

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/>

#### Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting

Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

Council Tax : Harborough Council : Band B.

Deposit : £651

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

INTERNET : ADSL broadband available.

Services : Mains electricity, water and drainage.

EPC : E rating. Grade II Listed.

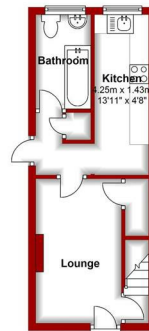
Pets : Small dog considered at £25 PCM more on the rent.

## TERMS

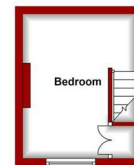
<b>RENT:</b>	£565 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£651
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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**Ground Floor**  
Approx. 24.5 sq. metres (264.0 sq. feet)



**First Floor**  
Approx. 11.5 sq. metres (123.6 sq. feet)



Total area: approx. 36.0 sq. metres (387.6 sq. feet)

County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	