



2 YEOMAN WAY ROTHLEY, LE7 7TW

£1,300 Per month
Unfurnished

A well presented and spacious THREE bedroom detached home located in the sought after village of Rothley.

The family home includes three bedrooms, one with en-suite, a family bathroom, dining kitchen, utility room, cloakroom/w.c. and a bay fronted lounge. Outside there is an enclosed lawned garden with patio area and a single garage with off-road parking.

The property benefits from a gas fired combi boiler central heating system and has UPVC double glazing and would make ideal accommodation for a professional individual, couple or family looking for a modern house located on a sought after estate 15 minutes from Leicester.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

0 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with door to front and a radiator.

CLOAKROOM/W.C. with white suite comprising wash basin and w.c., tiled splash back and a radiator.

LOUNGE (13'8" x 12'9" into bay) with bay window to front and radiator.

DINING KITCHEN (18'8" x 11'4") with a range of white wall and base units, built-in gas range hob with electric fan assisted oven under and extractor hood over, one and a half stainless steel sink and drainer set in a dark wood effect laminate work surface, plumbing for a dishwasher, double doors to rear garden and two radiators.

UTILITY ROOM with white wall and base units, dark wood effect laminate work surface, plumbing for a washing machine, Vaillant combination boiler, door to side and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with storage cupboard, leading to:-

MASTER BEDROOM (12'9" x 12') with a radiator and door to EN-SUITE with white suite comprising shower, wash basin and w.c., tiled splash backs, extractor fan and heated towel rail.

REAR DOUBLE BEDROOM (10'6" x 10'5" max) with a radiator.

REAR SINGLE BEDROOM (8'4" x 7'11") with a radiator.

BATHROOM with white suite comprising bath with shower over, wash basin and w.c., extractor fan, tiled splash backs and a radiator.

OUTSIDE Enclosed lawned rear garden with patio. Gate to side leading to single garage with up and over door. Off-road parking.

LOCATION

From Leicester, proceed north on the A6 towards Loughborough. Take the slip road signposted Rothley and upon reaching the traffic lights turn left into Hallfields Lane. The Athena development can be found on your left hand side. On entering the development, continue straight on and take the second right just in front of the primary school. Yeoman Way will be found on your right hand side and number 2 is the last house at the bottom on the right

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains/blinds only.

Council Tax : Charnwood Borough Council : Band D.

Deposit : £1,500

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

Services : Mains electricity, water, gas and drainage.

EPC : B

STRICTLY NO PETS PERMITTED.

VIEWINGS : Strictly by appointment with Shouler & Son .

INTERNET : ADSL And Fiber available.

VILLAGE

ROTHLEY offers various amenities including a local Church of England Primary School situated within close proximity of the property, a range of restaurants and pubs, as well as other shopping and recreational facilities. Charnwood Forest is only a few miles away and attracts dog walkers, hikers and cyclists. The village is located just 3 miles from the A46 and the nearby village of Sileby offers regular trains into Leicester and London St. Pancras.

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



TERMS

RENT:	£1,300 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,500
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	<p>This property has an Energy Performance Efficiency Rating Band B. Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
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