



9a Brampton Way, Oadby, Leicester, LE2 5FA

£1,195 Per Calendar Month

This modern detached bungalow in the desirable Oadby area offers spacious living accommodation, with well proportioned rooms and is immaculately presented throughout. There is off street parking on the driveway for at least 2 vehicles and there is a private, West facing, enclosed rear garden (maintained for you during the tenancy). The property is Council Tax Band rating B and has an EPC rating of C.

Minimum of 12 Month Tenancy

Available now.





Property Information

Situated in popular Oadby this modern, detached bungalow is neutrally decorated and finished to a high standard throughout. Within walking distance of local amenities, including Oadby Town Centre, the property is also on main bus routes to the City Centre via the A6 and is close to the Ring Road for commuting to the M1/ M69.

The property is fully double glazed, including the patio doors out to the patio area of the garden and there is gas central heating with a modern combination boiler.

The accommodation briefly comprises:

- * Well proportioned Living Room with patio doors to the garden and decorative gas fire.
- * A large, contemporary Kitchen Diner with laminate floor and fully fitted Kitchen, including an integrated oven and hob with extractor hood over, freestanding fridge freezer, washing machine and tumble dryer.
- * 2 Double Bedrooms, with built in wardrobe to the Master Bedroom.
- * Fully tiled Bathroom with white suite including double ended bath with separate shower cubicle and underfloor heating.
- * Private, West facing, enclosed rear

garden with patio area, lawn, and a shed, maintained by gardener, during the tenancy.

* Driveway providing off road parking for at least 2 vehicles

The property benefits from a burglar alarm and security lighting for peace of mind.

There is also additional storage space available in the boarded loft, which is accessed via an integrated loft ladder.

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com

Permitted Payments to Agents

Letting costs (Housing Act 1988 (as amended) Assured Shorthold Tenancy)

In addition to paying the rent - as stipulated in the tenancy agreement - you will be required to make the following payments:

1. Before the tenancy starts:

- Holding Deposit of £275 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1,378 (equivalent to 5 weeks' rent calculated as 1 months' rent x 12 months / 52 weeks x 5 weeks)

2. During the tenancy:

- £50 including VAT if the tenancy agreement is changed at your request
- Interest on the late payment of rent at a rate of 3% above the Bank of England base rate
- Locksmith's charges (plus VAT if applicable) for any reasonably incurred costs for the loss of keys/security devices

3. Should you need to terminate your tenancy early:

- Any unpaid rent or other reasonable costs associated with your early termination of the tenancy
- Landlord's reasonable costs for re-letting the property should a new tenant move in prior to the end of the original tenant's agreement (this cost will be as per the landlord fee schedule which is available upon request)

Please note:

On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs.

All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

4. During the tenancy, directly to the provider:

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite (if permitted and applicable)
- Subscription to cable/satellite supplier
- Television licence





- Council Tax
 - Any other permitted payments, not included above, under the relevant legislation including contractual damages.

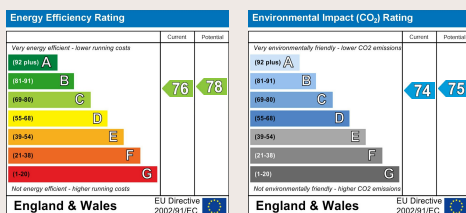
Non-Housing Act Tenancies will incur a different scale of costs which are available on request.

Tenant Protection Information

Client Money Protection is provided by RICS.

Independent Redress is provided by The Property Ombudsman. To find out more information regarding these, see details on the Fothergill Wyatt's website or by contacting us directly.

All deposits for properties fully managed by the agent are protected with the Custodial Tenancy Deposit Scheme.



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 Estate Agents and Chartered Surveyors

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