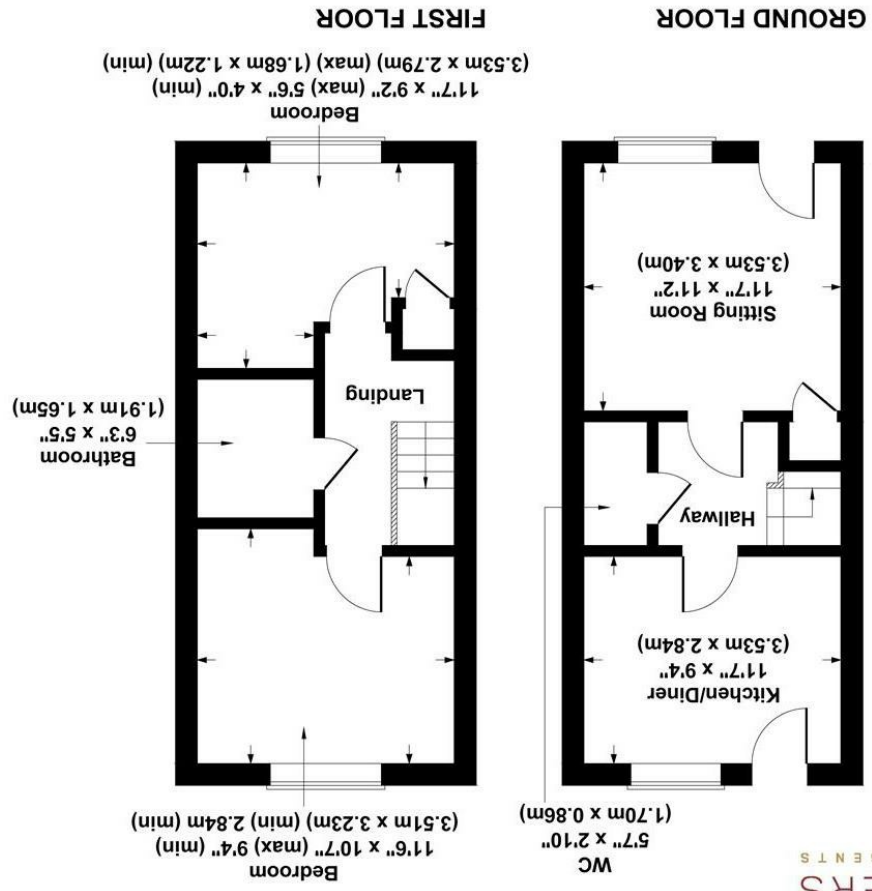


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863

If you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



**Pipistrelle Drive, CV13 0NW**  
 Approximate Area = 627 sq ft / 58.2 sq m

Floor Plan

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 91                       | 77        |
| A (92 plus)              | B (81-91) |
| B (82-91)                | C (69-80) |
| C (69-80)                | D (55-68) |
| D (55-68)                | E (39-54) |
| E (39-54)                | F (21-38) |
| F (21-38)                | G (1-20)  |

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales

Energy Efficiency Graph



Area Map



23 Pipistrelle Drive  
 Market Bosworth, CV13 0NW

£1,050 PCM

## 23 Pipistrelle Drive

Market Bosworth, CV13 0NW

Welcome to Pipistrelle Drive, Market Bosworth - a two bedroom terraced house which briefly comprises: one reception room; modern fitted kitchen/diner with a range of matching base and wall units and built in oven, hob & extractor and patio door leading to the enclosed rear garden;. downstairs cloakroom.

To the first floor there are two double bedrooms and the family bathroom with white suite & shower over the bath. Externally there is a low maintenance enclosed rear garden and an allocated parking space.

Located in the picturesque Market Bosworth, this property offers a perfect blend of tranquillity and community living.

Council Tax Band - B. EPC Rating - D. The property is mains connected for gas, electricity, water & sewerage & has Gas central heating. For Broadband and mobile coverage please use the Ofcom checker. No pets.

Rent: £1050.00 pcm. Holding Deposit: £242.00. Security Deposit: £1211.00



### Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.