



# READINGS

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## £1,100 PCM

8 Dale Avenue, Wigston, Leicester, LE18 1BL

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Wow! This super semi-detached home lies in a pleasant cul-de-sac position. Inside you'll find a spacious hall, gas central heating system, a lounge, separate dining room and fitted kitchen with built in oven and hob. Upstairs there are 3 good bedrooms; master with a fitted wardrobe and a family bathroom/WC. The property is double glazed. Outside there's a large driveway leading to a single garage. A sizeable rear garden is a great space for budding gardeners! Viewing is a must. Council tax band C \*PLEASE NOTE THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER\*

### Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

### Entrance Hallway

### Living Room

13'9" into bay x 11'5" (4.2m into bay x 3.5m)

### Dining Room

13'1" x 11'1" (4m x 3.4m)

### Kitchen

11'9" x 8'6" (3.6m x 2.6m)

With modern base and eye level units, built in oven, hob and extractor hood.

### Rear Lobby

With courtesy door to garage

### WC

Suite comprising dual flush WC and wash hand basin.

### Stairs & Landing

### Bathroom

With modern white suite comprising panelled bath with shower over, wash hand basin and toilet

### Bedroom 1

13'1" x 9'2" min to robes (4m x 2.8m min to robes)

With wall to wall built in wardrobes

### Bedroom 2

13'5" max into bay x 11'5" (4.1m max into bay x 3.5m)

### Bedroom 3

8'2" x 6'6" (2.5m x 2m)

With box bay to front elevation

### Outside

To the front of the property there is a garden with adjacent driveway. This leads to a single garage measuring 5m x 2.3m internally. There's a really good sized garden to the rear with a lawn and border of shrubs and trees

