



READINGS

www.readingspropertygroup.com



£1,400 PCM

41 Westfield Avenue, Countesthorpe, Leicester, LE8 5PL

41 Westfield Avenue, Countesthorpe, Leicester, LE8 5PL

What a beauty! This light, bright bungalow lies in a lovely spot at the end of Westfield Avenue in this popular South Leicestershire village, which has a great range of local amenities. Inside you'll find a hallway, spacious lounge, further sitting/dining room, breakfast kitchen, conservatory, 3 bedrooms (all with fitted wardrobes) and a bathroom/WC with 4 piece suite. Outside there are charming landscaped gardens, a driveway with off-street parking and a garage with automatic door. Viewing really is a must! Council tax band E

Reception Hall

Lounge

17'0" x 11'9" (5.2m x 3.6m)

With patio doors to garden.

Sitting/Dining Room

21'11" x 13'1" max 9'10" min (6.7m x 4m max 3m min)

With patio doors to conservatory.

Conservatory

With doors to garden.

Breakfast Kitchen

12'1" x 11'5" (3.7m x 3.5m)

Bedroom 1 Front

11'5" x 9'2" to wardrobes (3.5m x 2.8m to wardrobes)

Bedroom 2 Front

9'6" x 8'10" to wardrobes (2.9m x 2.7m to wardrobes)

Bedroom 3

7'10" x 7'10" (2.4m x 2.4m)

Bathroom/WC

With 4 piece suite comprising 3/4 size bath, separate shower cubicle, toilet and wash hand basin.

Outside

Charming landscaped gardens to front, rear and side. Front driveway with off street parking and a single garage measuring 5m x 3.2m internally, with automatic door.

Lettings Viewing Procedure

1. We'll initially e-mail you a preliminary 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 your application with the landlord. If they are happy, we will book a physical viewing at the property

4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing

5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before

6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)

7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

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.

