



# READINGS

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## £950 PCM

17 Tymecrosse Gardens, Market Harborough, LE16 7US



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Well located in a sought after area towards the North-Western outskirts of town is this modern mid-terraced home. The gas centrally heated and double glazed accommodation comprises an entrance hall, a rear lounge complete with patio doors to the garden, a fitted kitchen, two bedrooms and a family bathroom. There is also off road parking to the front and a private lawned rear garden with patio area. Viewing a must! Council tax band B

### Reception Hall

### Lounge

13'5" x 12'9" m (4.1m x 3.9 m)

### Kitchen

10'5" x 6'6" (3.2m x 2m)

### First Floor Landing

### Bedroom 1 Front

12'5" max x 9'10" plus recess 3'11" x 3'3" ( 3.8m max x 3m plus recess 1.2m x 1m)

### Bedroom 2 Rear

11'1" x 7'10" (3.4m x 2.4m)

### Bathroom/WC

### Outside

Garden area and off street parking to the front. Established rear garden with patio and lawn.

### Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details

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.

