



**BELTON STREET, SHEPSHED,
LEICESTERSHIRE, LE12 9AB**



Rent £ 650.00 P.C.M. exclusive

Situated within walking distance of the town centre of Shepshed, this two bedroom mid-terraced house offers accommodation comprising of lounge to the front lobby, giving access to dining room, which then leads into the kitchen. To the first floor, there are two good sized bedrooms and a family bathroom. Having recently been fitted out with gas-central heating and some modernisation carried out. Energy Rate D. There is a holding deposit of £150.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £750.00 will be required, along with the first month's rent, before the tenancy commences. Restrictions apply please contact the office for further details.

THINKING OF LETTING?

For a FREE APPRAISAL of your property without obligation

RING FRECKELTONS on 01509 214564

Residential Lettings

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Telephone:01509-214564. Fax:01509-236114. <mailto:lettings@freckeltons.com> www.freckeltons.com

ACCOMMODATION:

LOUNGE: 12'4" x 10'2" (3.77m x 3.11m). UPVC double-glazed window and door to the front elevation. Ceiling light point. Central heating radiator. Fire. Door through to: -

INNER LOBBY: Understairs storage cupboard. Open into: -

DINING ROOM: 12'10" x 11'7" (3.91m x 3.53m). Staircase rising off to the first floor accommodation. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Door through to: -

KITCHEN: 8'11" x 6'11" (2.71m x 2.12m). Comprises of a range of base units with inset sink and side drainer. Space for washing machine and electric oven. UPVC double-glazed window and door to the side elevation. Ceiling light point. Central heating radiator. Housing the property's Ideal combination boiler.

FIRST FLOOR LANDING: Ceiling light point. Central heating radiator. Internal doors giving access to: -

BEDROOM 1: 11'11" x 10'7" (3.63m x 3.22m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Overstairs storage cupboard.

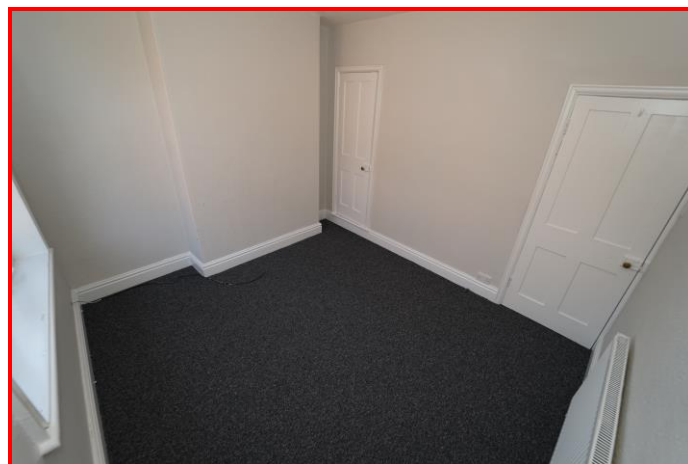
BEDROOM 2: 11'8" x 9'3" (3.55m x 2.83m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Overstairs storage cupboard.

BATHROOM: Comprises of a three piece suite to include panelled bath, WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

OUTSIDE: There is a small courtyard to the rear, which leads to a further shared area. To the front, the property sits flush onto the road. There is on-street parking available in the area on a first come first serve basis.

COUNCIL TAX BAND: Council Tax Band A.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take a right hand turn onto Southfield Road. Continue along, following the road round to the right then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Shortly after the university, at the next traffic island junction, take the first exit onto the A512 as signposted for the M1 and Shepshed. Continue along the A512 and over the motorway traffic island junction into the village of Shepshed. At the first set of traffic lights, take the right hand turn onto Leicester Road. Follow Leicester Road along for some distance and at the mini-traffic island junction, take the second exit onto Kirkhill Road. Proceed down the hill and at the traffic island junction, take the second exit onto Britannia Street. Follow the road round to the right and at the mini traffic island junction, take the second exit onto Belton Street where Number 10 can be located on the right hand side.



RESTRICTIONS: Professionals only. Maximum 2 children. No pets. No smokers. No sharers.

There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

THE TENANCY AGREEMENT: An Assured Shorthold Tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first month's rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

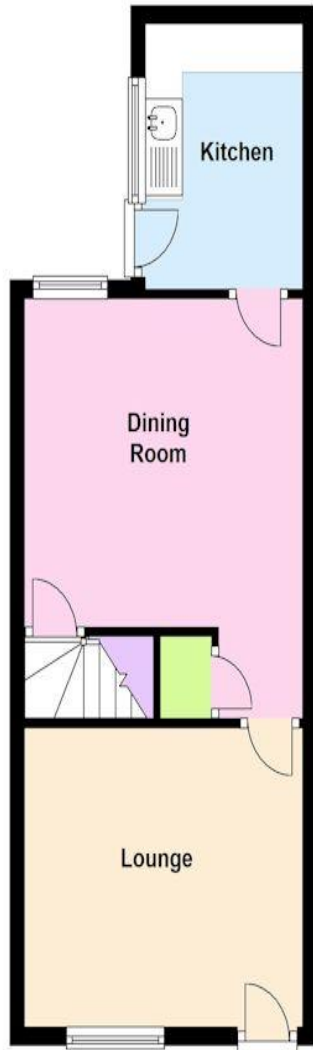
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met there is a non-returnable fee of £190.00. We will also require £40.00 per applicant to cover reference checks. If the landlords request a guarantor an additional £40.00 charge will apply. These fees are including VAT. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

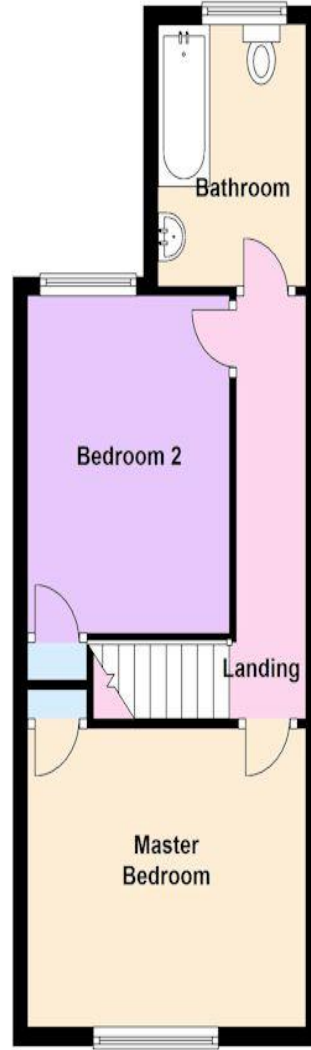
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

19, Belton Street, Sheppshed, LOUGHBOROUGH, LE12 9AB

Dwelling type: Mid-terrace house Reference number: 0878-4911-7240-2184-5266
 Date of assessment: 03 October 2014 Type of assessment: Full EPC existing dwelling
 Date of certificate: 18 October 2014 Total floor area: 75 m²
 (See this document for...)

Compare current ratings of properties to see which properties are more energy efficient and find out how you can save energy and money by making improvement measures.

Estimated energy costs of dwelling for 3 years £ 2,760
Over 3 years you could save £ 1,300

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 313 over 3 years	£ 130 over 3 years	
Heating	£ 2,280 over 3 years	£ 1,122 over 3 years	
Hot Water	£ 215 over 3 years	£ 201 over 3 years	
Totals	£ 2,760	£ 1,459	

These figures show how much the average household would spend in this property for heating, lighting, and hot water. This includes energy use for cooking appliances like TVs, computers and tablets, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Thermal or external wall insulation	£4000 - £14000	£ 700	
2. Floor insulation	£800 - £1200	£ 100	
3. Low energy lighting for all fixed outlets	£70	£ 50	

See page 3 for a full list of recommendations for this property.

To find out more about the Government's Green Deal scheme which could help you to save money, visit www.gov.uk/government/organisations/green-deal or call 0800 123 4567 (standard national rate). The Green Deal may allow you to link a your bank account and arrange to pay at no light cost.

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