



**77A COLBY ROAD**  
THURMASTON, LE4 8LG

**£750**  
Unfurnished

A fantastic opportunity to rent this modern one bedroom detached bungalow situated on the edge of the popular village of Thurmaston.

Nestled in a peaceful spot at the end of a cul-de-sac, the property offers excellent access to local shops and transport links to the city and benefits from uPVC glazing, outside courtyard garden and gas fired heating. This home is perfect for those seeking a comfortable and low-maintenance lifestyle close to local amenities.

\*Not available until mid August subject to final inspection\*

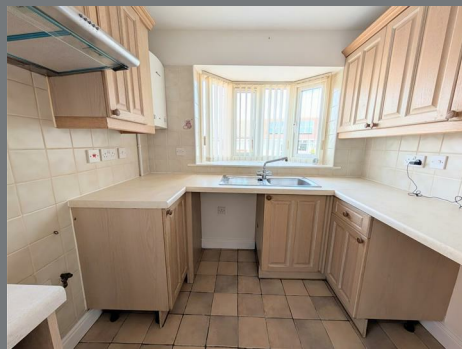
Viewing strictly by appointment with  
the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 1 bedroom Bungalow - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE PORCH

A practical entrance porch provides a warm welcome, complete with an airing cupboard housing the immersion heater and a radiator.

### LOUNGE

(14'4" x 10') with radiator and sliding patio doors that open onto the low-maintenance rear garden.

### KITCHEN

(2.67m x 2.34m) The well-appointed kitchen features a range of limed oak wall and base units, providing ample storage. It comes with a stainless-steel sink and drainer, and space for a cooker, fridge/freezer, and washing machine, modern gas-fired central heating boiler and the room is finished with tiled flooring and a radiator.

### DOUBLE BEDROOM

(10'2" x 7'9") The good-sized double bedroom. It benefits from a built-in fitted wardrobe and a radiator.

### BATHROOM

2.04m x 1.65m The main bathroom is fitted with a white suite, including a pedestal wash basin, a paneled bath with a shower screen, and a mixer shower over. Tiled splashbacks and vinyl flooring complete the space, along with a radiator.

### IMPORTANT TENANCY INFORMATION

The Property Is **PART FURNISHED** Carpets and blinds.

Council Tax: Charnwood Borough Council - Band C.

Services : Mains Electric, Gas, Water and Drainage.

EPC: Rating C.

Deposit : £865

Term : An assured periodic tenancy is offered.

Internet : ADSL and Fiber Available.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: Ground floor accommodation only.

Construction: Brick and stone under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent )

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).



## TERMS

<b>RENT:</b>	£750 , in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£865
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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[www.shoulers.co.uk](http://www.shoulers.co.uk)  
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	