CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









18 Main Street, Nuneaton, CV13 0JW

£1,250 Per Month

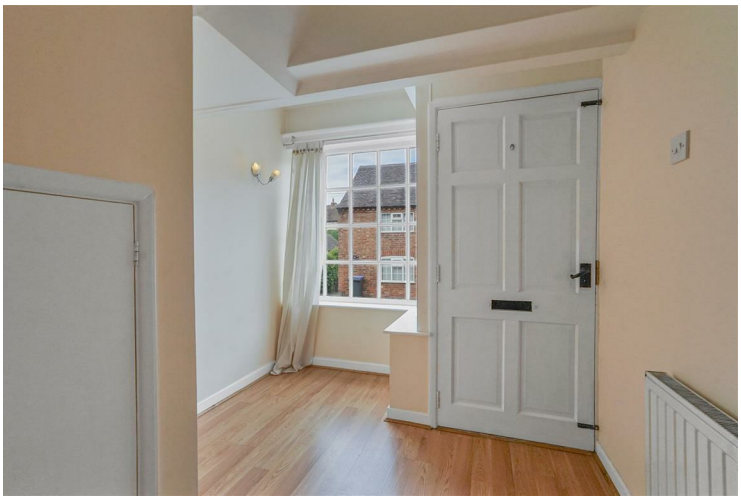
A delightful double-fronted townhouse occupying a prime position just a short stroll from the historic Market Place of Market Bosworth and its excellent range of local amenities.

Well presented throughout, the accommodation comprises an entrance hallway, spacious sitting room, separate dining room, well-appointed kitchen and ground floor W.C. To the first floor are three generous double bedrooms and a large family bathroom.

Outside, the property enjoys an attractive enclosed courtyard garden, complete with a useful storage shed. To the rear is a single garage in a block.

Ideally located within walking distance of shops, cafés, restaurants and highly regarded schooling, this charming home offers a wonderful blend of character, space and practicality.

Entrance Hall



The welcoming entrance hall is light and spacious, featuring a large bow window overlooking the Main Street that fills the room with natural light. There is a central heating radiator, laminate flooring and a useful understairs storage cupboard.

WC

Fitted with a low flush lavatory, wash hand basin in vanity unit and window to the rear

Sitting Room



With bay window to the front elevation, wooden laminate flooring and central heating radiator.

Dining Room



With a bay window to the front elevation, wooden laminate flooring and central heating radiator.

Kitchen



The kitchen is fitted with a stylish range of contemporary grey shaker-style wall and base units, complemented by soft-close drawers and concealed under-cabinet lighting. Integrated appliances include a single electric oven, four-ring gas hob with extractor hood over, dishwasher and under-counter fridge. A one-and-a-half bowl sink and drainer is set into the work surface, while recessed spotlights and laminate flooring complete the space. A window overlooks the rear garden, providing plenty of natural light.

Utility



Quarry tiled floor and plumbing for a washing machine. There is a door to the garden.

Landing





Stairs rise from the entrance hall to the galleried first floor landing. With doors off to the bedrooms and bathroom. There are French doors leading to a balcony which has a wrought iron balustrade and has space for a small table and chair.

Bedroom One



A large double room with window to the front, carpeted flooring and central heating radiator.

Bedroom Two



With window to the front, carpeted flooring, built in wardrobe and central heating radiator.

Bedroom Three



With window to the rear, carpeted flooring, built in wardrobe and central heating radiator.

Garage



Rear Garden





Tenant Fees & Protection Information

TENANT FEES AND 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 Carlton Estates)
Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy
agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over
the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security
devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water
Communications – Telephone and Broadband
Installation of Cable, Satellite, TV aerial
Subscription to Cable, Satellite, TV licence
Council Tax

Other Permitted Payments

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

Damages
The tenant(s) will be liable for any damages to any part of the property caused by the
tenant. The costs of repair of any such damages and / or missed contractual appointments
will be billed directly to the tenant(s) and will be deducted from the deposit if they are
unpaid at the end of the tenancy. Court action may be taken by the Landlord against the
tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

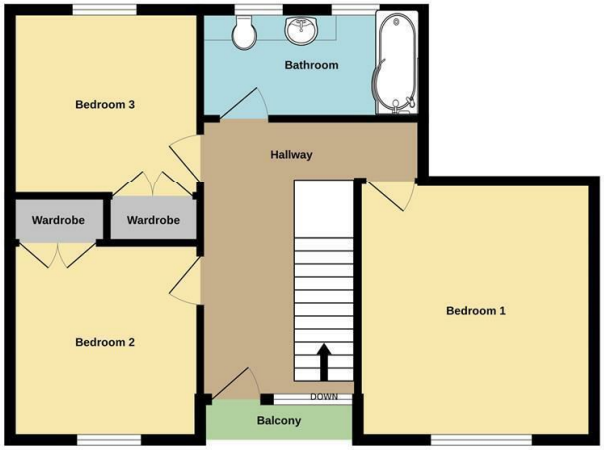
The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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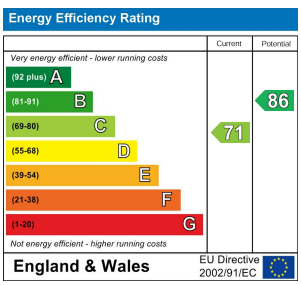

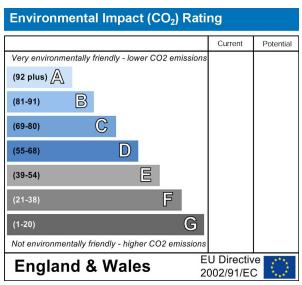

Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

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