



- New
- 3 Bedroom modern town house
- Close to town centre
- Open plan kitchen/diner/lounge
- Underfloor heating on ground floor
- New fixtures and fittings

This new, three-bedroom, townhouse is situated close to the town centre, and many of the amenities in Coalville. There are schools, shops, a supermarket, parks, restaurants and pubs all within half a mile of the front door. The property includes hallway, downstairs WC and open plan lounge, kitchen and diner. On the first floor there are two double and one single bedroom and a family bathroom.

Hallway:

Modern composite front door with staircase leading up to first floor accommodation, carpet, radiator and light fitting. Access to the downstairs WC, with sink and extractor fan. Door leading to the Lounge, Kitchen and diner.

Lounge/Kitchen/Diner (Approx. 5.3m X 7.21m)

Comprising of underfloor heating and carpeted lounge/dining area. uPVC window and double patio doors to the front elevation. The space also benefits from natural light provided by two ridge sun tunnels fitted in the ceiling. Open access leading through to the adjoining kitchen. Comprising of modern fitted wall and base cabinets with work tops and tiled flooring also with under floor heating. Stainless steel sink with mixer taps and drainer unit. Appliances include an oven, hob with hood. In addition, there is a gas combination boiler.

First Floor Landing:

Providing access to the three bedrooms and family bathroom. Fully fitted carpet, radiator and ceiling light.

Bathroom:

The bathroom comprises of a 3-piece suite with WC, hand basin and bath unit with shower over. Velux roof line window to the rear elevation. Wall tiles, ceiling lights and the gas boiler.

Bedroom 1: (Approx. 3.92m X 3.19m)

Double bedroom with radiator, ceiling light and velux roof line window to the rear elevation. Fully fitted carpet.

Bedroom 2: (Approx. 3.34m X 3.91m)

Double bedroom with radiator, ceiling light and velux roof line window overlooking the front elevation. Fully fitted carpet.

Bedroom 3: (Approx. 3.05m X 2.94m)

Single bedroom with radiator, ceiling light and velux roof line window overlooking the front elevation. Fully fitted carpet.

Viewing Arrangements:

Please contact our office to arrange a viewing.

Photographs:

You should not assume items that are depicted in the photographs are included in the letting of the property.

Money Laundering, Right to Rent and Referencing:

Where an offer is accepted, the prospective tenant(s) will be required to confirm their identity and the right to rent by law. We will need to see your driving licence or passport along with recent utility bills to confirm your residence. You will also be subject to reference checks and the landlord's approval and a contract.

General:

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential tenants must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Tenant Selection:

Selection is not on a first come, first served basis. The Landlord will decide which tenant(s) they choose when letting the property. If you have any questions relating to the selection criteria, it remains your responsibility to pursue enquiries with us and satisfy yourself of all salient points.

Rent and Deposit:

Should applicants be accepted for the tenancy, initial rent and a deposit is payable up front, in cleared funds and only via a BACS bank transfer to our account. This will be due before the commencement of the tenancy. Deposits will be held in a government approved Deposit Protection Scheme. All subsequent rent is payable by Standing Order in accordance with the Tenancy Agreement.

These particulars do not constitute any part of an offer or contract and should not be relied upon as statements or representations or fact. Intending purchasers must satisfy themselves of the accuracy of all information and the condition/function of all appliances, fixtures, fittings and installations.

Price: £650 per month

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