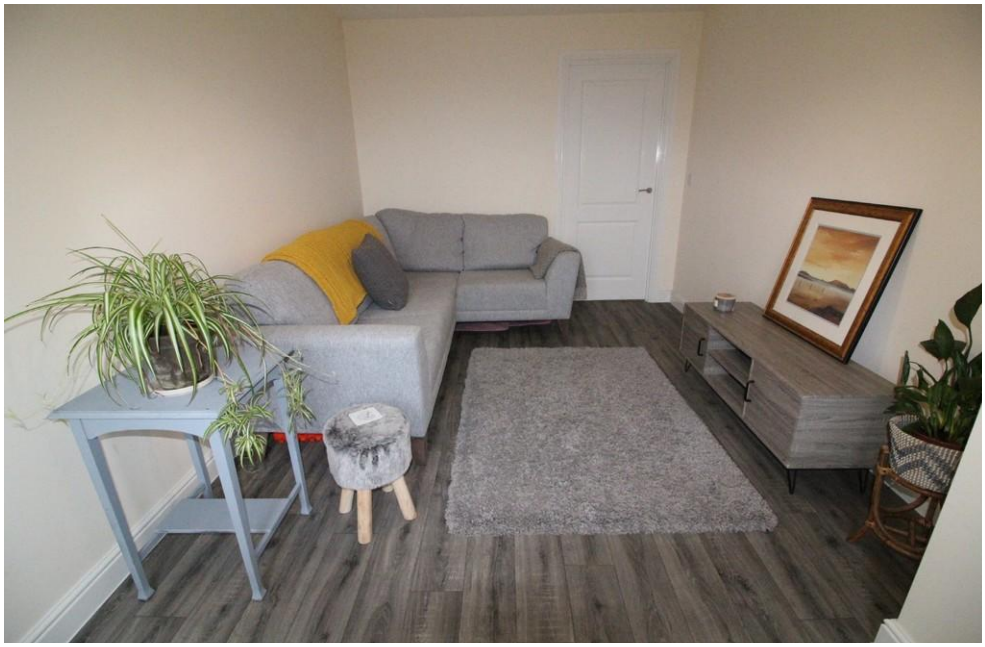
EDWARDS
SALES AND LETTINGS



Wylie Close

Loughborough, LE11 2GP

£695 pcm

Property Features

- FULLY FURNISHED
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS W.C.
- LOUNGE
- KITCHEN DINER
- TWO ALLOCATION PARKING SPACES

Full Description

This BEAUTIFUL NEARLY NEW HOME comes fully furnished so all you need to do is move in and unpack. Upstairs there are TWO DOUBLE BEDROOMS and family bathroom, and downstairs is a LOUNGE, KITCHEN DINER and downstairs w.c. With gardens to front and rear, front outlook over the green and children's play area, and TWO ALLOCATED PARKING SPACES at the rear, this is not one to miss!

ENTRANCE HALL
Front door into hallway, radiator, door to lounge and stairs to first floor.

LOUNGE
15' 7" x 9' 5" (4.75m x 2.87m)
PVCu double glazed window to front elevation, radiator and door to kitchen diner.

KITCHEN DINER
12' 8" x 10' 10" (3.86m x 3.3m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated electric oven, built in gas hob with stainless steel overhead extractor fan, under counter space with plumbing for washing machine, space for fridge freezer, radiator, PVCu double glazed window to rear elevation, door to W.C., and door to outside.

W.C.
Fitted with a two piece suite comprising close coupled W.C. and wash hand basin and radiator.

LANDING
Doors to all bedrooms and bathroom, loft access and radiator.

BEDROOM ONE
12' 8" x 9' 6" (3.86m x 2.9m)
PVCu double glazed window to rear elevation and radiator.

BEDROOM TWO
9' 5" x 9' 2" (2.87m x 2.79m)
PVCu double glazed window to front elevation and radiator.

BATHROOM
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath and radiator.

OUTSIDE
The front of the property overlooks the green with the rear of the property having a patio area and lawn garden with gate leading to the two allocated parking spaces.

DIRECTIONAL NOTE
The front of the property faces the green and children's park on Allendale Road but to get to the property, go straight on at the roundabout to continue on Allendale Road, turn onto Peelers Place, go underneath the arch of the coach house and you arrive into the car park for the properties on Wylie Close.

Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Internal photographs

It should not be assumed that items shown in our photographs are included in the let of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the

property.

HOLDING DEPOSIT

One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or deed of guarantee) within 15 calendar days.

SECURITY DEPOSIT

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

LOST KEYS

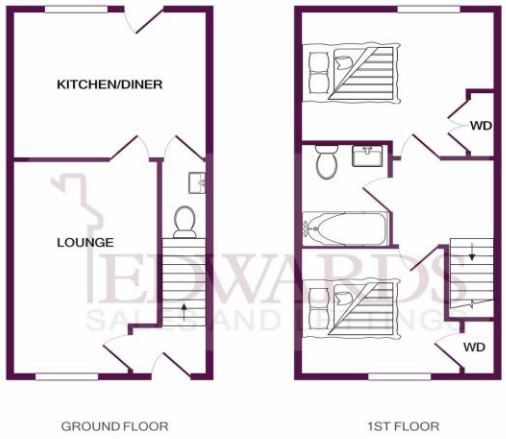
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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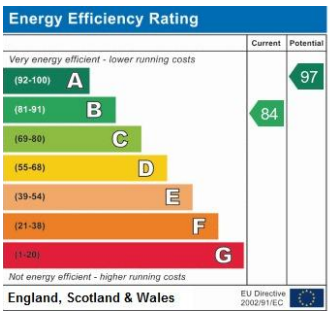

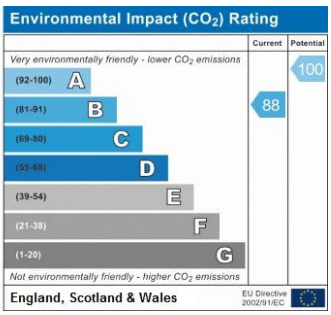

38 Frederick Street
Loughborough
Leicestershire
LE11 3BJ

helloedwards.co.uk
info@helloedwards.co.uk
01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements