EDWARDS
SALES AND LETTINGS

Kendal Road

Ellistown, Coalville, LE67 1EF

£625 pcm

Property Features

- MID TERRACE HOUSE
- THREE BEDROOMS
- LOUNGE
- FITTED DINING KITCHEN
- BATHROOM
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN

Full Description

This LOVELY MID TERRACE HOUSE is in good order throughout and boasts THREE BEDROOMS, GENEROUS DINING KITCHEN, UTILITY AREA, SPACIOUS LOUNGE and family bathroom, all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, to the rear is an extensive private garden, with outbuilding for storage, thus completing the picture of this comfortable home close to Coalville and it's good range of amenities.

ENTRANCE
Front door into lounge.

LOUNGE
14' 7" x 11' 0" (4.44m x 3.35m)
PVCu double glazed window to front elevation, radiator, cupboard, electric fire and door to kitchen diner.

KITCHEN DINER
12' 4" x 11' 0" (3.76m x 3.35m)
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, gas hob, space for fridge freezer, radiator, PVCu double glazed window to rear elevation and doors to rear lobby and stairs leading to first floor.

REAR LOBBY
Under counter space for washing machine and doors to bathroom and outside.

BATHROOM
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, chrome ladder style radiator and PVCu double glazed window to side elevation.

LANDING
Doors to all bedrooms

BEDROOM ONE
11' 6" x 11' 1" (3.51m x 3.38m)
PVCu double glazed window to front elevation and radiator.

BEDROOM TWO
12' 5" x 8' 0" (3.78m x 2.44m)
PVCu double glazed window to rear elevation, radiator and cupboard.

BEDROOM THREE
10' 10" x 8' 5" max. (3.3m x 2.57m)
PVCu double glazed window to rear elevation and radiator.

OUTSIDE
To the rear of the property is patio area with steps leading to lawn garden, outdoor store and then gate giving access to shared side access.

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

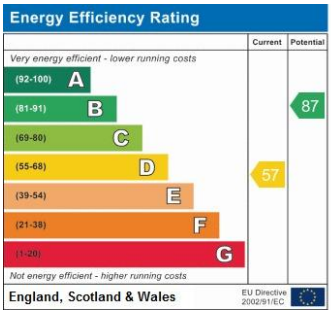
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

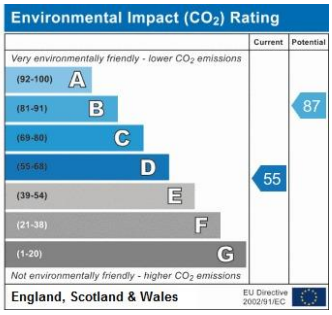
VARIATION OF CONTRACT

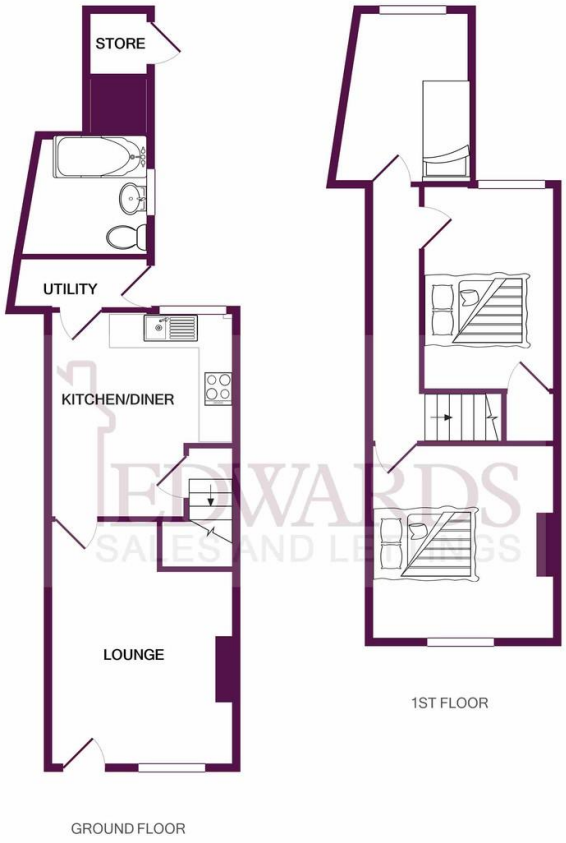
£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

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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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