



Vale Close
Loughborough, LE11 2GZ

£895 pcm

Property Features

- FURNISHED THREE STOREY TOWN HOUSE
- IMMACULATE THROUGHOUT
- THREE BEDROOMS
- ONE ENSUITE
- DINING KITCHEN
- INTEGRATED APPLIANCES
- SPACIOUS BATHROOM
- DOWNSTAIRS WC
- PARKING SPACE

Full Description

ENTRANCE HALL

Covered porch entrance with lighting leads to PVCu double glazed front door opening to entrance hall, providing access to ground floor accommodation including kitchen diner, third bedroom and WC. Laminate wood-effect vinyl flooring, large storage cupboard, radiator, picture and mirror to wall and carpeted stairs to first floor accommodation.

KITCHEN/DINER

14' 8" x 7' 10" (4.47m x 2.39m)

Beautifully presented and fitted with a range of contemporary wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink, integrated under counter fridge and freezer, gas hob with extractor fan over and stainless steel splashback, integrated electric double oven and dishwasher. Vinyl flooring, blind, dining table and two chairs.

BEDROOM THREE

8' 4" x 7' 6" (2.54m x 2.29m)

PVCu double glazed door to rear elevation, laminate wood-effect vinyl flooring, armchair, coffee table and radiator.

WC

4' 10" x 3' 9" (1.47m x 1.14m)

Close coupled W.C., pedestal wash hand basin, radiator and laminate wood-effect vinyl flooring.

LANDING

Doors to lounge and bathroom, carpet and radiator. Airing cupboard housing boiler.



LOUNGE

14' 10" x 11' 7" (4.52m x 3.53m)

Light and airy feel with PVCu double glazed door to Juliet balcony facing front aspect, radiator and carpeted flooring. Furniture to include sofa, 2 armchairs, TV and TV cabinet, bookshelves, coffee table, desk and chair, curtains pictures and mirror to walls.



BATHROOM

7' 9" x 7' 6" (2.36m x 2.29m)

Fitted with a three piece suite comprising close coupled W.C, wash hand basin, bath with thermostatic shower over, vinyl flooring, tiling to walls, ladder style heated towel radiator and PVCu double glazed window to rear elevation.

LANDING

Access to loft and doors to bedrooms one and two, carpet, radiator and chest of drawers.

BEDROOM ONE

11' 7" x 10' 8" (3.53m x 3.25m)

PVCu double glazed window to front elevation, carpet flooring, radiator. Built in wardrobes and door leading to ensuite shower room. Furniture to include double bed and bedside cabinet, painting to wall and curtains.



ENSUITE

8' 5" x 3' 10" (2.57m x 1.17m)

Close coupled W.C., pedestal wash hand basin with mirror over, large shower cubicle with glass sliding doors, corner vanity unit to wall, ladder style radiator, vinyl floor and tiled walls.



BEDROOM TWO

11' 7" x 8' 6" (3.53m x 2.59m)

PVCu double glazed window to rear elevation, carpet flooring and radiator. Furniture to include double bed and bedside table, freestanding clothes rail, curtains and picture to wall.

OUTSIDE

Neat and functional front and rear garden space. The front of the property is set back from the pavement with flagstone path for ease of access to front door. The rear garden is arranged with artificial grass and flagstone paths with gravel borders. Garden is enclosed by wooden fencing providing security and privacy with gated access to off-street parking outside the rear of the property in a communal courtyard.



GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz 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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