



WEST LODGE BAGGRAVE

HUNGARTON, LE7 9JB

£1,295 Per month

Unfurnished

West Lodge of Hungarton offers a rare opportunity to reside in a spacious THREE bedroom detached bungalow located within a quiet countryside location on the outskirts of a quiet rural village.

The property comprises of entrance hall, sitting room, kitchen/diner, three double bedrooms, family bathroom, garage with utility room. The property is surrounded by its gardens with mature trees, views over countryside, a patio area and small brook to the edge of the plot.

Hungarton is a highly regarded village with good links to Leicester, Market Harborough and Melton Mowbray.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom Bungalow - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a composite door to the entrance hall with radiator with door to kitchen.

KITCHEN/DINING ROOM : (10.06 x 15.06 ft) A spacious shaker style kitchen with a range of eye and base level units, laminate work surfaces, space for electric oven, stainless steel sink, space for dishwasher, space for fridge, stainless steel overhead extractor fan, door to garage, radiator and vinyl tile effect flooring.

SITTING ROOM : (22.01 x 10.11 ft) A large room with double glazed double doors opening to the garden, two radiators.

BEDROOM ONE : (12.08 x 10.11 ft) A double bedroom with radiator.

BEDROOM TWO : (12.09 x 13.00 ft) A double bedroom with radiator.

BEDROOM THREE : (13.00 x 8.04 ft) A double bedroom with radiator.

BATHROOM : A three piece suite with low flush WC with concealed cistern, sink built into vanity storage unit, P-shaped bath with acrylic screen with mixer taps and shower attachment, aquaboard splashbacks, radiator and vinyl tile effect flooring.

GARAGE : A garage with power and light connected. To the rear of the garage there is a small utility room with space and plumbing for a washing machine and separate boiler room housing the water tank and oil fired boiler.

OUTSIDE : To property has parking to the front and gardens surrounding the property to all sides with mature trees, small brook to rear and a patio area.

LOCATION

To locate Baggrave Hall take A47 Uppingham Road out of Leicester. Turn left at Thurnby to Scraptoft and follow the sign for Keyham. Turn left in Keyham for Hungarton and then right onto Baggrave Road. The property can then be found on your left hand side shortly after passing the hall.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and satellite broadband available.

Council Tax : Charnwood Council : Band D.

Deposit : £1,494

Term : An assured periodic tenancy is offered.

Services : Mains electricity. Private drainage via septic sink. Mains water. Oil fired heating (any remaining oil must be purchased at the commencement of the tenancy).

EPC : Band E

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions : No business use.

Flood/Erosion Risk : None to report.

Planning Permissions : None to report.

Accessibility : All on single floor.

Construction : Brick under tile roof.

Relevant letting fees and tenant 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 Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments



TERMS

RENT:	£1,295 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,494
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
REDRESS:	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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lettings@shoulers.co.uk

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