



20 Farndale Drive
, Loughborough, , LE11 2RQ

£825 pcm

Property Features

- REFURBISHED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- 20ft LOUNGE/DINER
- FITTED KITCHEN
-
- FULLY TILED BATHROOM
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- DRIVEWAY AND GARAGE
-

Full Description

Situated in a HIGHLY REGARDED RESIDENTIAL LOCATION this COMPLETELY REFURBISHED DETACHED BUNGALOW IS HARD TO BEAT! Boasting a LIGHT AND AIRY, 20ft LOUNGE/DINER, TWO DOUBLE BEDROOMS, FITTED KITCHEN and SPACIOUS, FULLY TILED BATHROOM, all complimented by refitted carpets and flooring and benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Front and rear gardens, DRIVEWAY and GARAGE complete the picture of this LOVELY HOME, ready as soon as you are to move in, unpack and enjoy

PORCH

Double door into porch and door into hallway.

HALLWAY

Doors to lounge, kitchen, both bedrooms and bathroom, airing cupboard and radiator.

LOUNGE

20' 0" x 10' 0" (6.1m x 3.05m)

PVCu double glazed bay window to front elevation, Adam style fireplace with gas fire and radiators.

KITCHEN

10' 2" x 8' 10" (3.1m x 2.69m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, electric hob, stainless steel overhead extractor fan, space for fridge freezer, under counter space with plumbing for washing machine, radiator, PVCu double glazed window to rear elevation, cupboard housing boiler and door to outside.

BEDROOM ONE



13' 8" x 10' 5" (4.17m x 3.18m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM TWO

10' 7" x 10' 3" (3.23m x 3.12m)

PVCu double glazed window to side elevation and radiator.

BATHROOM

Fully tiled bathroom fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with waterfall shower over and PVCu double glazed windows to side elevation.



GARAGE

Detached garage fitted with an up and over door and personnel door into garden.

OUTSIDE

To the front of the property is off road parking and a lawn garden with gate giving access to the rear. TO the rear of the property is an enclosed garden with patio seating area and steps leading up to lawn garden.



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.

