To Let - Station Mews, Ashby / £875.00 PCM / Ref: 000000479

3 1 1 1

- 3 Bed Town house
- Close to all amenities
- EER - C
- Allocated parking
- Walking distance of the town
- Modern in design
- Viewing strongly recommended
- Rear garden

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NEW TO MARKET A Charming WOW factor 3 bed townhouse which is conveniently located, close to the town centre of the Historic market town of Ashby de la Zouch.

Comprising of entrance hall, good-sized lounge/diner.

Good size modern kitchen.

To the first floor there are three double bedrooms.

Bathroom with shower over the bath.

There is a mature patio front garden which is tiered low-maintenance.

Allocated parking.

The front garden overlooks the Bath grounds and park which is also viewed from the rear property windows.

Good road and motorway links.

Easy access to East Midlands and Birmingham airport.

Viewing strongly recommended to secure this lovely property.

Council tax band B

Property Construction - Standard
Electricity Supply - Mains
Water Supply - Mains
Drainage Type - Mains Sewer
Heating Gas Central Heating
Broadband FTTP (fibre to the premises)
Mobile signal/coverage - You may experience some issues with mobile coverage according to Ofcom Mobile checker - please check their website for specific speeds and coverage information

Our standard deposit is calculated based upon the passing rent, and varies from property to property, usually calculated at 5 weeks rent.
A holding deposit of 90.00 is payable to reserve this property if your application is successful (please note this amount will then be deducted from the initial move in monies due, prior to the tenancy commencing).
For details of this and any other fees that may become due during the term of your tenancy please contact a member of our Lettings Team at our Ashby de la Zouch branch.

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Energy performance certificate (EPC)

4, Station Mews ASHBY-DE-LA-ZOUCH LE65 2FZ	Energy rating **C**	Valid until:	**30 August 2030**
		Certificate number:	**0943-2830-6585-2720-8061**

Property type	Mid-terrace house
Total floor area	75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60