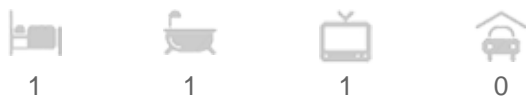


To Let - Chapel Street, Measham / £650.00 PCM / Ref: 000001914



- NEW TO MARKET
- QUIRKY LAYOUT
- REAR ENCLOSED GARDEN
- Viewing strongly recommended

- Charming 1 bed cottage
- GOODSIZE BEDROOM
- EER - D
- Council tax A

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NEW TO MARKET well presented throughout A charming 1 bed cottage which is located in the heart of the local town of Measham which offers lots of local amenities.

Comprises of lounge with large storage cupboard.

Modern and stylish kitchen with oven, hob and fridge freezer.

The first floor double bedroom offers lots of space and storage.

A modern shower room

To the rear of the property is a low maintenance garden.

Parking is generally available within a nearby public car park.

Band A

Viewing strongly recommended to secure this lovely property.

Property Construction - Standard

Electricity Supply - Mains

Water Supply - Mains

Drainage Type - Mains Sewer

Heating Gas Central Heating

Broadband FTTC (fibre to the cabinet)

Mobile signal/coverage - You are likely to have good coverage according to Ofcom Mobile checker

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)		
20 Chapel Street Measham SWADLINCOTE DE12 7JD	Energy rating D	Valid until: 7 January 2034 Certificate number: 3034-5529-2300-0858-3206

Property type	End-terrace house
Total floor area	40 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) (<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 D. It has the potential to be A.

[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

