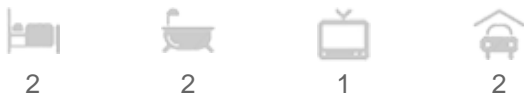


To Let - Main Street, Clifton Campville / £1,150.00 PCM / Ref: 000002328



- WOW new to market and AV NOW
- Set in the beautiful village of Clifton Campville
- Private gated entrance
- EER - C
- Modern interior throughout

- Converted 2 bed barn offers high quality fixtures & fittings
- Modern interior throughout
- lots of local walks and good road links
- Viewing strongly recommended
- Oil heating/double glazed

## To Let - Main Street, Clifton Campville / £1,150.00 PCM / Ref: 000002328

AV NOW.

WOW totally stunning refurbished good size 2 bed barn conversion built to a high quality standard.

Viewing strongly recommended to secure this lovely property.

Comprising of outside private entrance corridor leading into the boot room / utility.

Open plan living area with modern quality kitchen to include fridge/freezer/dishwasher/oven/hob and extractor.

Living /dining area.

Double patio doors leading from the open living area onto a decked raised garden area private garden with raised decked area and stunning views of the countryside.

There are 2 good size double bedrooms both having shower rooms.

One of the bedrooms offers a jack and gill shower room.

The properties are close by to beautiful 16th century pub/restaurant.

For those morning coffees there's a coffee shop which also sells local produce.

A must if you're inclined to love and support local businesses.

Council tax band C

To the outside there is a shared private driveway and 2 allocated parking spaces, shared bin/oil tank storage area.

Viewing strongly recommended to secure this lovely property.

The property has the benefits from OIL heating and double glazed.

Private electric gated area to the properties.

Property Construction - Standard

Electricity Supply - Mains

Water Supply - Mains

Drainage Type - Mains Sewer

Heating Oil 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.

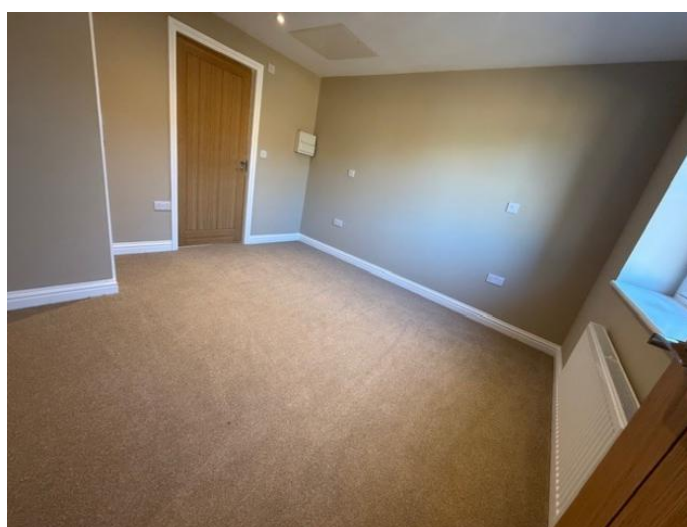
A holding deposit of 90.00 is payable to reserve this property if your application is successful (please note this amount will then be deducted from the initial move in monies due, prior to the tenancy commencing).

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.

Ashby House Bath Street Ashby De La Zouch Leicestershire LE65 2FH t: 01530 411900 f:

e: enquiries@fish2let.com w: www.fish2let.com

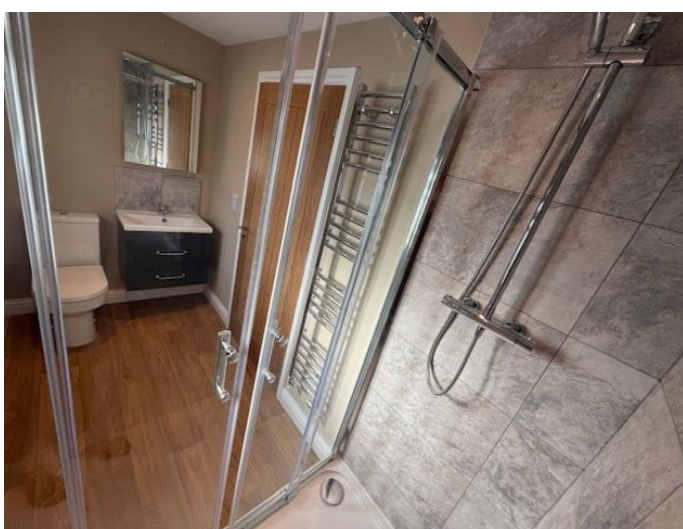
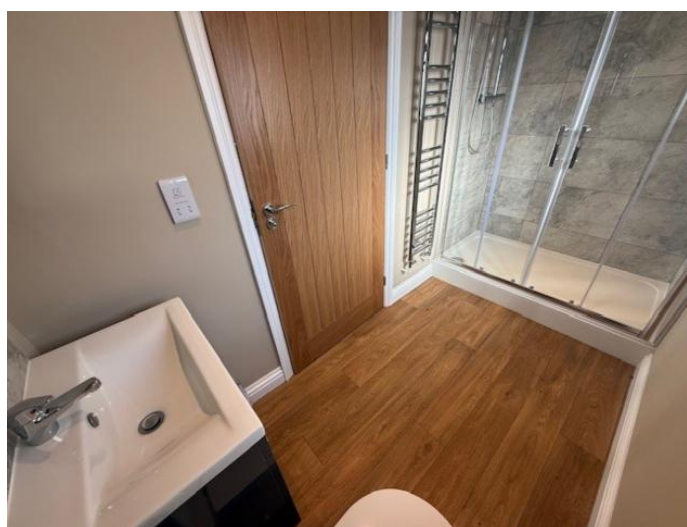
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Energy performance certificate (EPC)			
2 Coach House Mews Main Street CLIFTON CAMPVILLE B79 0AX	Energy rating <b>C</b>	Valid until:	16 November 2035
		Certificate number:	7235-2439-8109-0203-0296
Property type	End-terrace bungalow		
Total floor area	69 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 C. It has the potential to be C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		