

To Let - Main Street, Clifton Campville / £1,199.00 PCM / Ref: 000002329



- 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

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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 with access to the living area.

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

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

Foe those morning coffees theres a coffee shop which also sells local produce.

A must if your inclined to love and support local businesses.

Viewing strongly recommended to secure this lovely property.

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

There are 2 good size double bedrooms one having good size modern shower room and the other having a both with shower above..

Council tax band C

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

Private electric gated area to the properties.

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

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

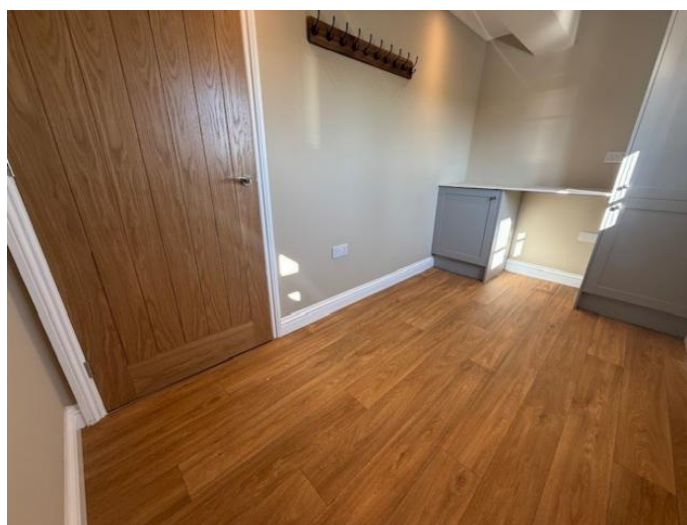
Our standard deposit is calculated based upon the passing rent, and varies from property to property, usually calculated

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.

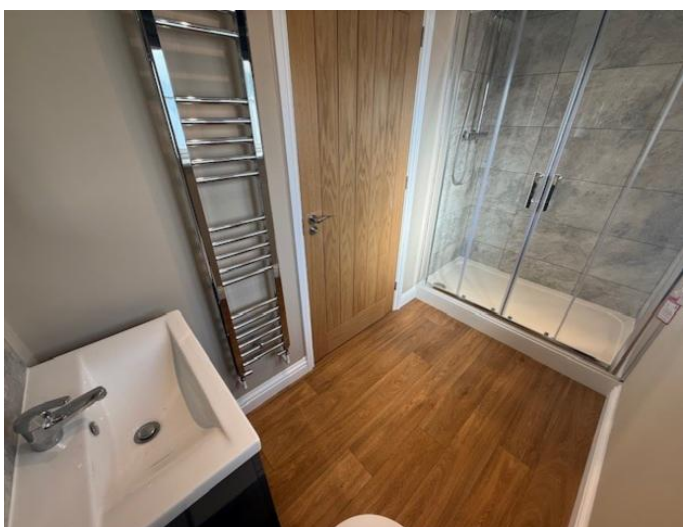
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Energy performance certificate (EPC)

3 Coach House Mews Main Street CLIFTON CAMPVILLE B79 0AX	Energy rating	Valid until:	16 November 2035
	C	Certificate number:	9390-3813-5190-2795-4071

Property type	End-terrace bungalow
Total floor area	71 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	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		