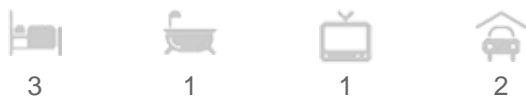


To Let - Wardell Cottage Coleorton / £795.00 PCM / Ref: 000001699



- Beautiful 3 bed cottage
- Location with Gorgeous Countryside Views
- EER - E
- Boasting original features and bags of character
- A must view
- Enclosed low maintenance rear garden
- Council tax band A

To Let - Wardell Cottage Coleorton / £795.00 PCM / Ref: 000001699

NEW TO MARKET AND AV NOW A beautiful well presented 3 bed cottage nestled in the picturesque village of Coleorton boasting original features and bags of character.

Viewing strongly recommended.

ONLINE VIDEO

The property is well maintained throughout and comprises; spacious fitted character kitchen/diner, with integral range electric style oven, washer/dryer, fridge and freezer, downstairs cloaks, lounge with fireplace and electric free-standing fire.

To the the first floor there are 3 good size bedrooms.

Storage cupboard.

Modern bathroom with the shower over the bath.

To the outside there is a low maintenance enclosed rear garden.

On road parking to the front.

The property has oil fired central heating.

The cottage has countryside views.

Council tax band A

Viewing strongly recommended to secure this lovely property.

Our standard deposit is calculated based upon the passing rent, and varies from property to property, usually calculated at 5 weeks rent.

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) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Wardell Cottage Nottingham Road Coleorton COALVILLE LE67 8HN	Energy rating E	Valid until: 13 July 2027 <hr/> Certificate number: 8593-7923-5120-7274-1992
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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

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

