

To Let - Wheatley Close, Ashby / £1,300.00 PCM / Ref: 000001526



3



1



2



2



- Large 3 bed detached
- Garage with parking 2 cars
- EER - B
- Close by all major road

- Within walking distance of Ashby town
- A MUST VIEW
- Council Tax Band D
- motorway links

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Stunning good size 3 bed detached home within walking distance of the historic market town of Ashby De La Zouch which offers all local amenities.

Comprising of .

Entrance hallway

W/c cloakroom

Modern fitted kitchen with integrated appliances including oven, hob, microwave, dishwasher, fridge freezer.

washer dryer, Having dining/sung area with patio doors whilst overlooking the rear garden,

Good size separate lounge.

Upstairs the landing provides access to 3 genuine double bedrooms including the master bedroom with luxury en-suite.i/

Modern family bathroom enjoys a stylish three piece suite.

To the outside, the property occupies a fine position set in a cul de sac location.

Parking with access to a single garage.

To the rear is a delightfully enclosed and private walled landscaped rear garden, perfect for outdoor entertaining, with pation atrea and turf lawn.

Gas central heating/double glazed.

Council tax band B

Online video available

Thers is a charming good size rear enclosed garden with patio areas and lawn gardens,

Viewing is essential to appreciate the size and quality of the accomodation on offer.

Call the team now to book a flexible viewing 01530411900

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.Council Tax Band D

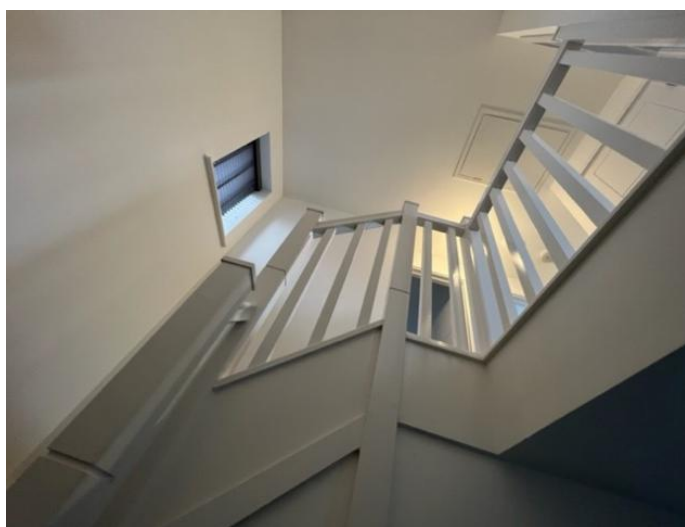
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Energy performance certificate (EPC)

9, Wheatley Close ASHBY-DE-LA-ZOUCH LE65 2AY	Energy rating B	Valid until: 3 September 2030 Certificate number: 0076-3814-7218-2800-5361
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Property type: Detached house

Total floor area: 94 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 B. It has the potential to be A.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		