



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£845.00 Per calendar month

17 MACHIN DRIVE,
BROUGHTON ASTLEY
LE9 6HP

- £845 per calendar month
- Modern three bedroom home with open outlook to front
- Nearly new carpets and part redecoration
- Sought after village location close to amenities

LOCATION

Broughton Astley is a desirable village location with the benefit of being located within easy travelling distance of major road networks . The village itself offers a range of amenities; however, a more extensive range of facilities can be found nearby in Rugby or Leicester.

DESCRIPTION

This superb home has three bedrooms, modern bathroom and light and airy kitchen.

General Information

We endeavour to make our lettings particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

ACCOMMODATION

Situated in the popular village of Broughton Astley, the property is very well presented throughout and has an open plan living room and dining area with kitchen off. To the first floor is the recently refitted family bathroom, master double bedroom and two single bedrooms. To the front of the property there is an open plan garden, a private garden to the rear and driveway affording parking for two cars. With access to local commuter routes and village amenities, this property demands an internal inspection to fully appreciate what is on offer.

EPC

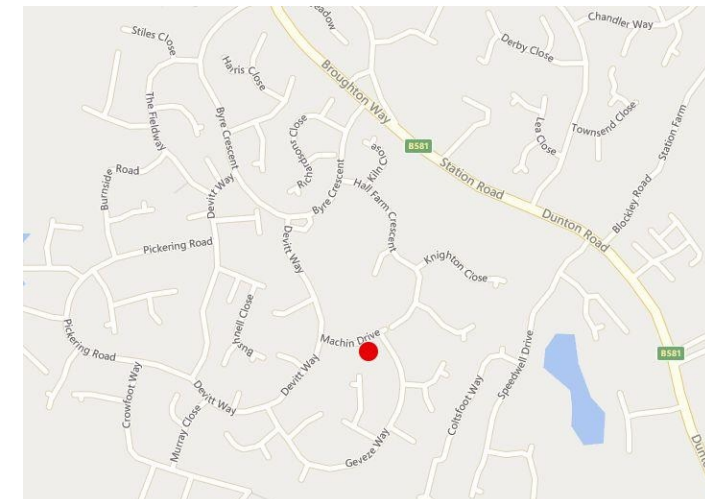
Current EPC rating D.

TERMS

A holding fee equivalent to 1 week's rent is required to secure the property whilst references are undertaken, assuming your application is successful the holding fee will be deducted from your first month's rent. In the event it transpires you have willingly given incorrect information to support your application, or the required information is not received within 10 working days of your application, we reserve the right to withhold the fee.

LEGAL COSTS

and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.



Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing



SUBJECT TO CONTRACT Disclaimer:

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