



£3,000 PCM

Main Street, Nuneaton CV13 0AX

Cottage | 5 Bedrooms | 4 Bathrooms

01530 223402

REDDINGTON  
SALES & LETTINGS

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# Step Inside

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## Key Features

- Stunning five bedroom home
- Extensive accommodation
- Large dining kitchen
- Lounge with open fire
- Separate dining room
- Gym room
- Study and office room
- Mature garden with patio and summer house
- Extensive views to the rear
- Large garage with electric doors
- EPC Rating: D
- Council Tax Band E

## Property Description

Located in the village of Cadeby an area of outstanding natural beauty, close to the town of Market Bosworth. Barley Mow is well presented five-bedroom family home and is available to let long term. The property boasts a wealth of original features with modern living. Benefiting from a 30ft x 20ft Kitchen Diner, Sitting Room, separate Dining Room, and a 24ft x14ft impressive Garden Room with views. To the first floor there are five good size bedrooms with the Master Bedroom featuring an En-suite and separate Family Bathroom. This L shaped property also benefits from a large Gym, Study and Office room. This property is ideal for someone working from home or who enjoys hobbies. Located within the triangle of the M1, M42, M69 and A5. Council Tax Band E - Hinckley and Bosworth EPC D As well as paying the rent, you may also be required to make the following permitted payments. Permitted payments Before the tenancy starts Reddington Homes the Agent Holding Deposit: 1 week's rent £692.30 Deposit: 5 weeks rent £3461.53 During the tenancy (payable to the Agent) Payment of £25.00 if you want to change the tenancy agreement. Payment of interest for the late payment of rent at a rate of 3% above the bank of England Base Rate. Payment of £25 for the reasonably incurred costs for the loss of keys/security devices Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy Tenant protection Reddington Homes is a member of Client Money Protect CMP 005689, which is a client money protection scheme and also a member of The Property Ombudsman D14125, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

## Main Particulars

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Council Tax Band E - Hinckley and Bosworth

EPC D

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Permitted payments

Before the tenancy starts Reddington Homes the Agent

Holding Deposit: 1 week's rent £692.30

Deposit: 5 weeks rent £3461.53

During the tenancy (payable to the Agent)

Payment of £25.00 if you want to change the tenancy agreement.

Payment of interest for the late payment of rent at a rate of 3% above the bank of England Base Rate.

Payment of £25 for the reasonably incurred costs for the loss of keys/security devices

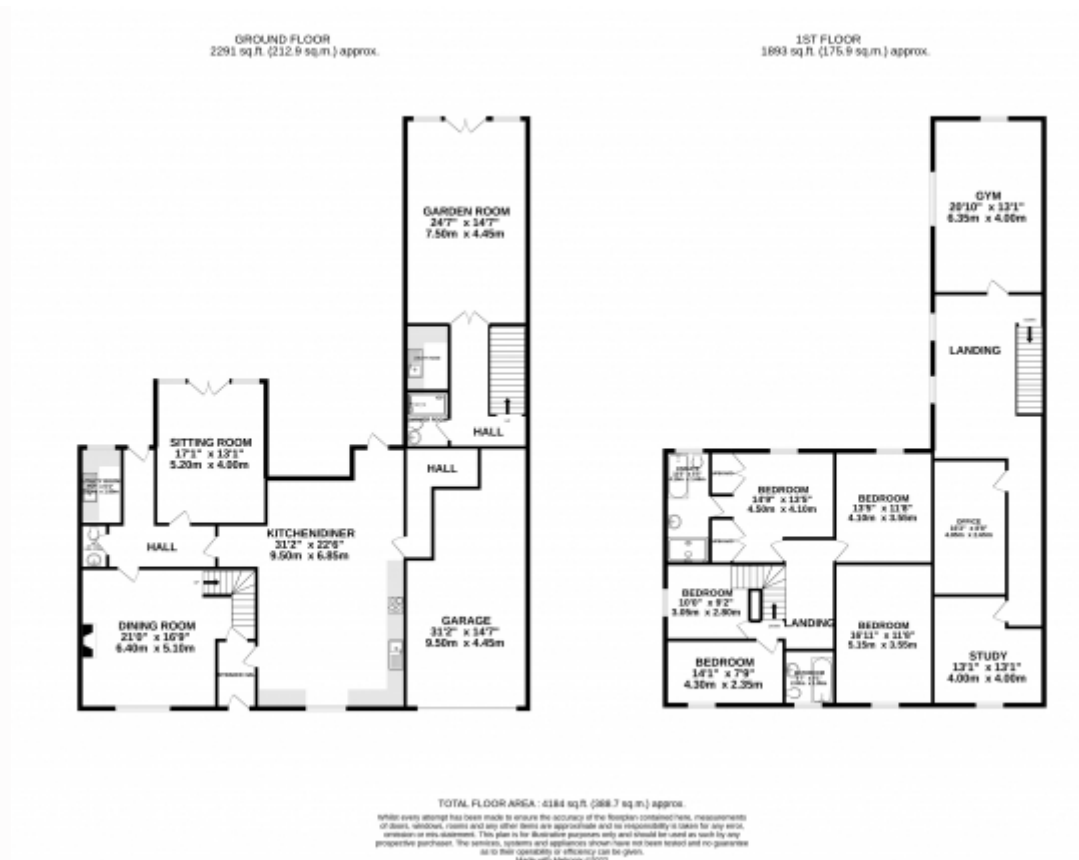
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Tenant protection

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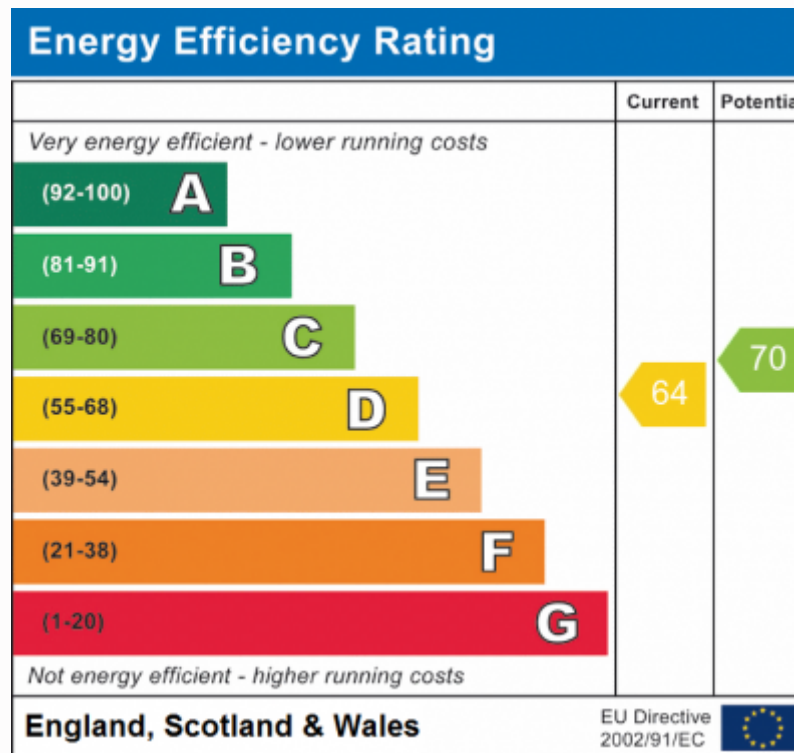




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 CMP005689 Registered Office: , 20-22 Main Street, Thringstone, Leicestershire, LE67 8NA





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