



Blueprint for Good Living

www.blueprintforgoodliving.com



22 SHELLEY STREET

Loughborough, Leicestershire, LE11 5LD

PROFILE

Blueprint for Good Living Ltd is committed to offering good quality accommodation for people living in the Midlands.

All of our properties are personally managed by Gemma and Phillip, who offer a friendly, prompt, and efficient service to rectify any reported issues.

CONTACT

PHONE:
Gemma – 07771785712
Phillip - 07472981785

WEBSITE:
www.blueprintforgoodliving.com

EMAIL:
goodliving@virginmedia.co.uk

QUALITY

- ✓ Licensed with North West Leicestershire County Council
- ✓ Member of the National Residential Landlord Association
- ✓ DASH Accreditation – Good Landlords ~Good Homes

PROPERTY OVERVIEW

A fully furnished three-bedroom house ideally suited to post-graduate students at Loughborough University. Rooms are rented inclusive of bills.

The house comprises of two double study bedrooms, one single study bedroom, a lounge, a kitchen/dinner, a bathroom and a second WC. There is also a secure bike shed, resident's carpark at the rear of the property for cars, and a landscaped garden with space to store a motorbike.

PACKAGE

- ✓ Rent is charged monthly per room and includes the following bills.: Gas, water, electricity, broadband internet and one TV license for the TV supplied in the lounge.
- ✓ Cleaners clean the communal areas of the house fortnightly. (This includes the bathroom, WC, kitchen, lounge, stairs and hallways.)
- ✓ Bedrooms are fully furnished with bed, mattress and mattress protector, study desk and chair, chest of drawers, wardrobe, bedside cabinet and book shelves.
- ✓ Quick response to any management issues.

A bedding pack can be provided under separate negotiation (Pack comprises of a duvet, duvet cover fitted sheet, pillow and pillow case.)

FACILITIES

- | | | |
|-----------------------------|---------------------|-------------------------------------|
| ✓ Gas 4 ring hob/oven/grill | ✓ Vacuum cleaner | ✓ Fire alarm system |
| ✓ Microwave | ✓ Shower | ✓ CO detector |
| ✓ Toaster | ✓ 2x Toilets | ✓ Fire blanket |
| ✓ Kettle | ✓ Bath | ✓ Fire extinguisher |
| ✓ Fridge freezer | ✓ TV and license | ✓ Insurance approved security locks |
| ✓ Washing machine | ✓ Secure bike shed | ✓ Outdoor furniture |
| ✓ Dryer | ✓ Resident car park | |
| ✓ Dishwasher | ✓ USB sockets | |
| ✓ Iron/ironing board | | |
| ✓ Wireless internet | | |



DASH Landlord Accreditation

Providing Quality Housing Services



LANDLORD RESPONSIBILITY

- ✓ Assured Short hold Tenancy
- ✓ A security deposit equal to one month rent, held in the government approved Tenancy Deposit Scheme
- ✓ EPC certificates,
- ✓ Gas Safety Certificate
- ✓ Electrical Certificates
- ✓ Room inventory
- ✓ Governments How to rent handout
- ✓ Right to rent check

ENVIROMENTAL RESPONSIBILITY

- ✓ Energy supplied from renewable energy sources.
- ✓ Energy efficient electrical appliances
- ✓ LED lighting
- ✓ Each of our properties has a waste collection service which promotes recycling
- ✓ Radiators fitted with independent room thermostats.
- ✓ Double glazed windows

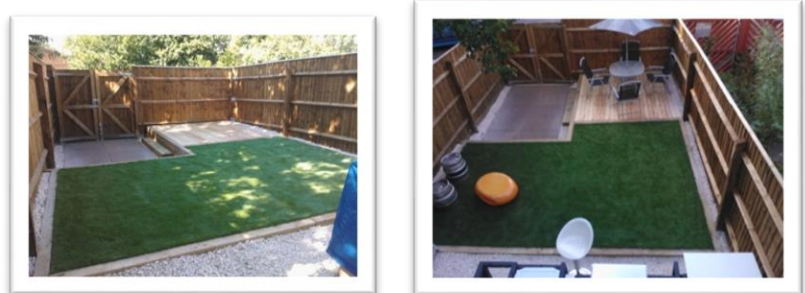
We have a continuous improvement plan for our properties in which we try to increase the energy efficiency of the building.

If you have any suggestions as to further developments, we can make to our properties we are always happy to listen.

INTERNAL PHOTOS



EXTERNAL PHOTOS



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STUDY BEDROOM 1

Large double study bedroom. This room is located upstairs and the window looks out over the garden



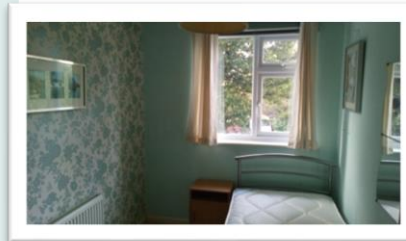
STUDY BEDROOM 2

Large double study bedroom. This room is located upstairs and the window looks out over front of the property



STUDY BEDROOM 3

Single study bedroom. This room is located upstairs and the window looks over the garden. This room also has access to a walk in wardrobe.



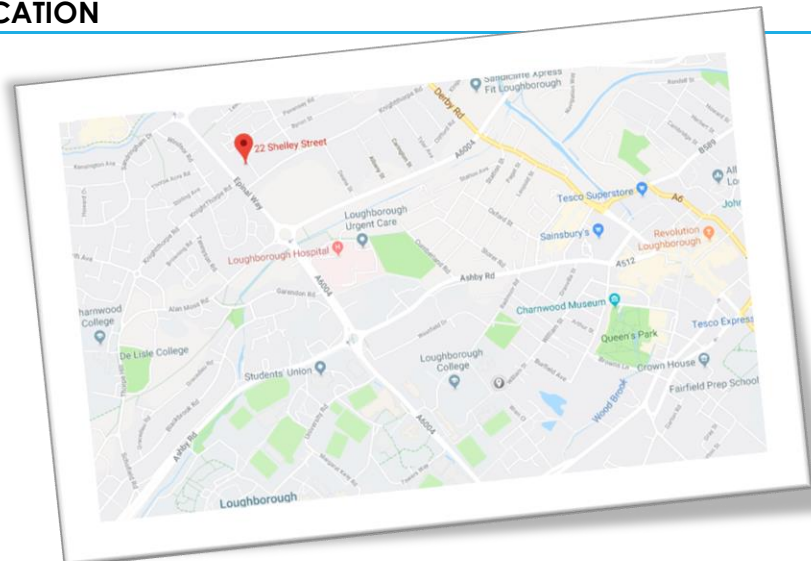
HOW TO GET HERE

 East Midlands Airport (8 miles away) then get a taxi or the Skylink bus from the airport to Loughborough.

 Loughborough Train station. (3 miles) The Kinch Bus can be caught from the station to take you to the Students Union.

 If you are coming along the M1 Motorway you need to leave at Junction 23 for Loughborough.

LOCATION



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