



## Devonshire House

, Devonshire Square, Loughborough, Leicestershire, LE11 3DT

# Rental £195 Weekly

1 bedroom House available 02 July 2025

3 Ashby Square, Loughborough, , LE11 5AA  
[loughborough@loc8me.co.uk](mailto:loughborough@loc8me.co.uk)

**01509 239099**

### Opening Times

Mon 08.30 - 17.00; Tues 08.30 - 17.00  
Wed 08.30 - 17.00; Thurs 08.30 - 17.00  
Fri 08.30 - 17.00; Sat 10.00 - 15.00; Sun Closed

\* Furnished

### Situation

£195 Inclusive per Week Property Reference: 5072 Energy Performance Rating: D Council Tax Band: D Key Features: Prime Location: Nestled in the heart of the town centre, you'll have a variety of shops, restaurants, and amenities right at your fingertips. The university campus is only a short walk away, making it perfect for students who want easy access to both town and academic life. Modern Open-Plan Design: The open-plan layout integrates your bedroom, living, and study areas into one cohesive and stylish space, offering both comfort and functionality for relaxation and productivity. Private Ensuite: Enjoy your own private ensuite bathroom with modern fittings and sleek finishes, offering convenience and privacy for your daily routine. Entertainment Ready: Equipped with a TV, the property is perfect for movie nights or relaxing with your favorite shows after a busy day. Parking Information: Please note that this property does not include parking. An all-inclusive package ensures you can focus on your studies without the hassle of managing utility bills. This covers your energy, gas, water, wifi and TV license.

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £200

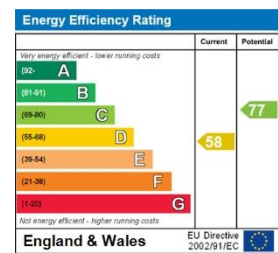
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Student

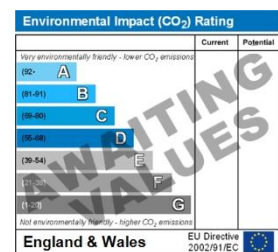
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-20528

Creation Date: 06/01/2025

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787