



139 THORPE ROAD
MELTON MOWBRAY, LEICESTERSHIRE, LE13 1SF

£595 p.m.x.
Part Furnished

A recently refurbished and modernised bay fronted three bedroom terrace house situated close to the town centre. The accommodation briefly comprises of a refitted dining kitchen and bathroom, lounge, utility room, cloakroom/w.c, and three bedrooms. Outside there are front and rear gardens and a driveway providing off-road parking to the rear. The property benefits from uPVC double glazing and gas fired central heating.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Recently refurbished

ACCOMMODATION

LARGE ENTRANCE HALL with built-in meter cupboard and a radiator.

LOUNGE (13'1" x 12'0") with bay window and a radiator.

REFITTED DINING KITCHEN (17'9" x 13'0") with a range of wall and base units with work surfaces, stainless steel sink unit, electric ceramic hob with extractor hood above and electric fan oven below and door to under stairs cupboard/pantry.

UTILITY ROOM (9'3" x 7'0") with work surface, space and plumbing for a washing machine, radiator and door to side.

CLOAKROOM/W.C. with white suite comprising w.c. and wash basin.

STAIRS AND FIRST FLOOR LANDING with a radiator.

REAR DOUBLE BEDROOM (13'7" x 12'8") with built-in cupboard and a radiator.

FRONT DOUBLE BEDROOM (12'0" x 11'4") with a radiator.

FRONT SINGLE BEDROOM (13'3" x 8'3") with a radiator.

REFITTED BATHROOM with white suite comprising w.c., wash basin and bath with shower above, tiled splashbacks and a radiator.

OUTSIDE

Fenced forecourt to the front.

Paved yard and garden area with two brick outhouses to the rear.

Driveway providing off-road parking for one small vehicle to the rear, accessed from Doctors Lane.

TERMS

RENT: £595 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £725

FEES: A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band B.

EPC: This property has an Energy Performance Efficiency Rating Band D.

Ref: 9338-3052-7257-4553-7984

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

FLOORPLAN: Available at: www.shoulers.co.uk

Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets and some cooking appliances only.

LOCATION

To locate the property, leave the town centre via Thorpe Road. After passing Doctors Lane, the property can be found immediately on your left hand side.



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Melton Mowbray, Leicestershire, LE13 0UJ

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