



**54 DOROTHY AVENUE**  
MELTON MOWBRAY, LE13 0LB

**£775 Per month**  
Part furnished

A well presented three bedroom semi detached residence located on a popular residential street in Melton Mowbray. The property benefits from a modern kitchen, ground floor bathroom, upVC double glazing and gas central heating. The property also has a gated car port, single garage and a good sized rear garden.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 3 bedroom House - Semi-Detached



Leave the town centre via Asfordby Road. Take the third turning on the right-hand side into Dorothy Avenue and the property will eventually be seen on the right-hand side.

# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with uPVC door to front, under stairs cupboard and a radiator.

### LOUNGE

with large bay window to front, a radiator and double doors to:-

### DINING ROOM

with a radiator.

### REFITTED KITCHEN

with a range of wall and base units with brushed stainless steel handles, stainless steel sink and drainer, laminate work surface, plumbing for a washing machine, radiator and door to side.

### GROUND FLOOR BATHROOM

with white suite comprising bath with shower over, wash basin and w.c., tiled splashback and a radiator

### STAIRS AND FIRST FLOOR LANDING

leading to:-

### FRONT DOUBLE BEDROOM

with fitted cupboard and a radiator.

### REAR DOUBLE BEDROOM

with a radiator.

### REAR SINGLE BEDROOM

with a radiator.

### OUTSIDE

Gated car port leading to single garage with up and over door.

Off-road parking

Lawned garden with patio area.

### PETS

A SMALL DOG WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

### NOTES/DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to Â£50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

#### Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

#### Client Money Protection

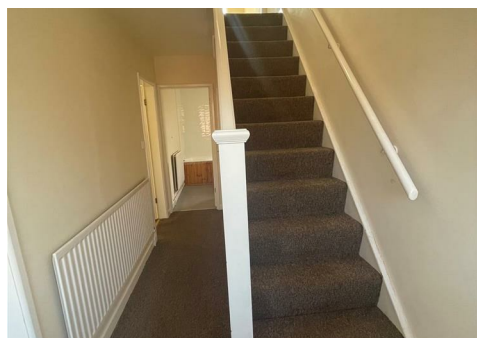
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

#### VIEWINGS

Strictly by appointment with Shouler and Sons.

#### FURNISHINGS

Please note that this property is to let PART FURNISHED which generally means carpets and curtains only.



## TERMS

<b>RENT:</b>	£775 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£890
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a>
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