



**3 WELLAND RISE**  
MELTON MOWBRAY, LE13 0DY

**£750 Per month**  
Part furnished

A fantastic opportunity to reside in this well presented three bedroom semi detached property situated within a quiet cul-de-sac location on a popular residential estate on the south side of Melton. The property benefits from uPVC double glazing, gas central heating and a conservatory and would ideally suit a professional couple.

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



To locate the property proceed out of Melton on Leicester Road. At the traffic lights turn left onto Dalby Road and proceed up this road until you reach the roundabout. At the roundabout take the 2nd turning and then immediately turn right onto the road that runs parallel to Dalby Road. Proceed up this road and turn left into Thames Drive. Take your first right into Welland Rise and the property can be found on your left hand side.

# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered via uPCV door with laminate flooring, stairs to first floor landing, radiator and cloak room cupboard.

### WC/UTILITY

With low flush WC, sink, radiator, washing machine (not to be maintained or replaced by landlord), and tiled flooring.

### LOUNGE

15'07 x 11'00

### DINING AREA

9'09 x 8'08

### KITCHEN

Comprising a range of eye and base level units, roll top laminate work surfaces, freestanding gas oven and hob, extractor fan dish washer, fridge freezer, (dishwasher and fridge not to be maintained or replaced by landlord) stainless steel sink, wall mounted gas fired Baxi boiler, tiled splash backs, vinyl flooring and door to garden.

### LANDING

With airing cupboard with immersion tank and loft hatch (loft space not included within tenancy).

### BEDROOM ONE

10'10 x 9'11

A double bedroom with radiator and built in wardrobe.

### BEDROOM TWO

10'08 x 8'08

A double bedroom with radiator.

### BEDROOM THREE

8'01 x 7'08

A single room with radiator.

### BATHROOM

A modern 3 piece suite comprising low flush WC, sink pedestal, panelled bath with electric shower, heated towel rail, tiled splash backs and vinyl flooring.

### OUTSIDE

To the front the property offers parking for 2 cars on a driveway with further parking behind steel gates. To the rear the property has a decked area, low maintenance garden mainly laid to lawn all enclosed by panelled fencing.

### GARAGE

There is also a garage with half of it being used as an office with power, light and under floor heating and the other half is used for storage with power and light connected.

### 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.



## TERMS

<b>RENT:</b>	£750 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£865
<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 . 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>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**EPC:** This property  
has an Energy  
Performance Rating.  
A copy is available  
upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	