



49 BLYTH AVENUE
MELTON MOWBRAY, LE13 0HF

£625 Per month
Part furnished

A two bedroom townhouse situated in this sought after residential area to the south of the town. The accommodation briefly comprises: entrance porch, lounge, dining kitchen, two bedrooms and a first floor bathroom with white suite. The property benefits from gas-fired central heating, uPVC double glazing and a low maintenance garden to the rear.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Townhouse



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE PORCH

with uPVC entrance door and meter cupboard.

LOUNGE

13'9 x 13'1

with gas fire in surround and a radiator.

DINING KITCHEN

with 1 ½ stainless steel

sink and drainer unit set in laminate work surfaces, a range of wall and base units, space for cooker and fridge, plumbing for a washing machine, tiled splashback, gas combination central heating boiler, door to garden and a radiator.

STAIRCASE AND FIRST FLOOR LANDING

having a cupboard with radiator leading to:-

FRONT DOUBLE BEDROOM

10'9 x 10'5

with built-in wardrobe and a radiator.

REAR BEDROOM

11'8 x 7'6 max

with hanging rail and a radiator.

BATHROOM

with white suite comprising bath with Triton electric shower over, pedestal wash basin and w.c., part tiled walls and a heated towel rail.

OUTSIDE

Low maintenance rear patio garden with shed and rear access

Gravelled front garden

Resident's car parking

PETS

A SMALL PET 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.

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 £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.

LOCATION

Take the A607 Leicester Road out of Melton Mowbray.

Turn left at the second roundabout into Edendale Road and first left again into Tamar Road. Blyth Avenue is the second road on the left and the property can be found approximately 200 yards along on the left-hand side.



TERMS

RENT:	£625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£720
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	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: http://www.epcregister.com/
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/



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

Tel: 01664 560181

www.shoulers.co.uk
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	