



15 METHUEN AVENUE
THURMASTON, LEICESTER, LE4 8FS

£750 Per month
Part furnished

A well-presented two bedroom semi-detached house situated in a quiet cul-de-sac location. Benefitting from neutral decor throughout, the property also has gas-fired central heating and uPVC double glazing. The accommodation briefly comprises lounge, dining kitchen, two double bedrooms and a bathroom. Outside there is a generous driveway providing off-road parking, and a split level 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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
with a radiator.

LOUNGE
14 x 11'11 max
with laminate flooring,
cupboard under stairs and a radiator.

DINING KITCHEN
17'3 x 8'11
with 1 ½ stainless
steel sink unit, granite effect laminate work surfaces,
cream wall and base units, tiled floor and splash backs,
plumbing for a washing machine, wall mounted Worcester
gas-fired central heating boiler and a radiator.

STAIRCASE AND FIRST FLOOR LANDING
leading to:-

FRONT DOUBLE BEDROOM
14 x 10'6
with built in wardrobe, laminate flooring and a radiator.

REAR DOUBLE BEDROOM
10'7 x 9'6
with airing
cupboard with fitted electric immersion heater, built-in
wardrobe and a radiator.

BATHROOM
with white suite comprising panelled bath,
pedestal wash basin and w.c., tiled walls, a radiator and
extractor fan.

OUTSIDE
Block paved driveway.
Raised patio area.
Lawned rear garden.

STRICTLY NO PETS

FURNISHINGS
Please note that this property is to let **PART-FURNISHED**
which means carpets/floor coverings only.

VIEWINGS
Strictly by appointment with Shouler and Sons.

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).

LOCATION

Take Melton Road out of Leicester. At the roundabout at the end of the Thurmaston bypass, turn left into Main Street and first left again into Winster Drive. Methuen Avenue is the first road on the left and the property can be found approximately 100 yards along on the left-hand side

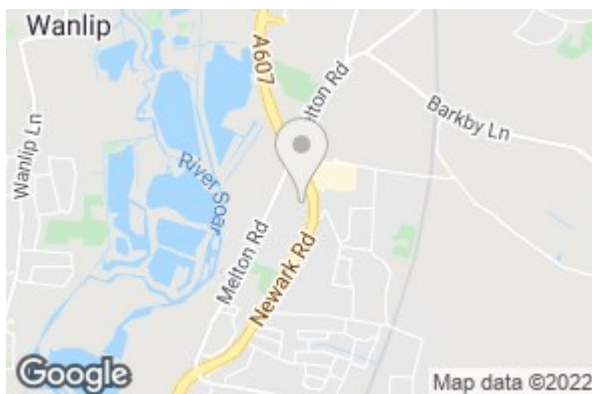
COUNCIL TAX BAND A

MAINS ELECTRICITY, GAS AND WATER.



TERMS

RENT:	£750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£865
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/
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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	