



253 ASFORDBY ROAD
MELTON MOWBRAY, LE13 0HP

£875 Per month
Part furnished

A well presented, extended and SPACIOUS three bedroom semi detached 1930's residence overlooking paddock land to the top of Asfordby Road. The residence comprises of a large open plan kitchen diner, further reception room, utility, ground floor WC, three bedrooms, bathroom and a very large rear garden. The property also benefits from gas central heating, uPVC double glazing, and off road parking to the front for several cars.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE

11'05 x 11
with bay window to front and a radiator.

DINING ROOM

12'05 x 10
with cupboard to alcove and a radiator, open to:-

KITCHEN

17'03 9'03
with a range of modern wall and base units, 1½ stainless steel sink unit set in a laminate work surface, integrated gas hob with double oven and pullout extractor hood over, integrated dishwasher, tiled floor, recessed spotlights and a radiator.

UTILITY ROOM

with plumbing for a washing machine, laminate work top, tiled floor and a radiator.

CLOAKROOM

with white suite comprising wash basin and w.c. and a heated towel rail.

STAIRS AND FIRST FLOOR LANDING

Leading to:-

FRONT DOUBLE BEDROOM

11'05 x 10'11
with a radiator

REAR DOUBLE BEDROOM

12'05 x 9'11
with views across the town towards open countryside and a radiator.

FRONT SINGLE BEDROOM

5'11 x 6'11
with a radiator

BATHROOM

with white suite comprising bath with shower over, wash basin and w.c., tiled walls, cupboard housing combination gas boiler and heated towel rail.

OUTSIDE

Extensive lawned garden to rear with a timber garden shed (Not to be maintained or replaced by the landlord)
Gravelled off-road parking to front.

LOCATION

Take Asfordby Road out of Melton town centre and number 253 will be found on your left-hand side towards the top of the hill.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band C.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A pet may be considered at the discretion of the landlord at an increased rent of £25 PCM.

Term : 12 month fixed term assured shorthold tenancy is offered.

Deposit : £1,009.

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).



TERMS

RENT:	£875 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,009
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	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: https://www.gov.uk/find-energy-certificate
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		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	