



**8 VALIANT WAY**  
MELTON MOWBRAY, LE13 0GE

**£750 Per month**  
Part furnished

A well presented and spacious TWO DOUBLE BEDROOM mid terrace modern property located on a popular residential street off of Leicester Road close to the town centre. The property benefits from gas combi boiler fired heating, UPVC double glazing, ensuite and two parking spaces to the rear and would ideally suit a professional single occupant or couple.

The property comprises of entrance hall, kitchen, living room, WC, two bedrooms, family bathroom, ensuite and an enclosed rear garden.

The property is ideally situated off of Leicester Road with good links to both Leicester and Loughborough.

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

# 2 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with radiator and stairs to first floor landing.

### WC

comprising of low flush WC, sink and radiator.

### KITCHEN (5.10 x 8.11 ft)

A fitted kitchen comprising of a range of eye and base level units, laminate work surfaces, integrated electric oven, integrated gas hob, space for fridge freezer, freestanding washing machine/drier (not to be maintained or replaced by landlord), stainless steel sink, wall mounted gas fired Worcester Bosch combi boiler, extractor fan, tiled splashbacks and vinyl flooring.

### LOUNGE (12.10 x 11.08 ft)

With patio doors to garden and two radiators.

### LANDING

with airing cupboard, loft hatch (use of loft not included in tenancy), and storage cupboard.

### BEDROOM ONE (11.08 x 9.10 ft)

A double bedroom with radiator and two built in closets.

### ENSUITE

Comprising of a shower enclosure with electric shower, low flush WC, sink and radiator.

### BEDROOM TWO (11.01 x 9.10 ft)

A double bedroom with radiator and wardrobe.

### BATHROOM

A three piece suite comprising panelled bath, low flush WC, sink, tiled splash backs and a radiator.

### OUTSIDE

To the front there is a small garden and side access to the rear garden. To the rear there are 2 parking spaces and the garden benefits from a patio area and lawn.

### LOCATION

To locate the property take Leicester Road out of Melton Mowbray. At the first roundabout take the first exit left into Valiant Way and the property can be found immediately on your right hand side. Parking is to the rear of the property.

### 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).

### TENANCY INFORMATION

The Property Is UNFURNISHED to include Carpets and Some Blinds/Curtains only.

Council Tax : Melton Borough Council : Band B.

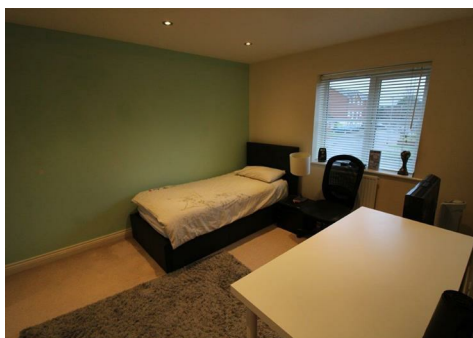
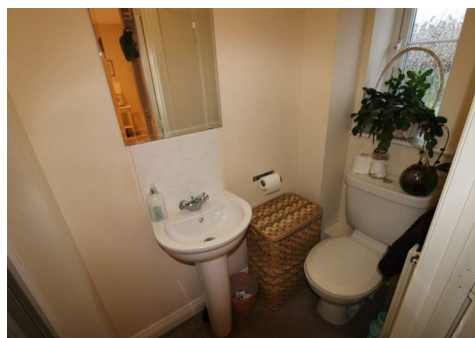
Deposit : £865.

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

A SMALL PET MAY 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.



## 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 C. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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**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>			90
(81-91) <b>B</b>		76	
(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			
England & Wales		EU Directive 2002/91/EC	