



1A NOTTINGHAM ROAD
MELTON MOWBRAY, LE13 0NP

£825 Per month
Unfurnished

A modern and well presented FOUR bedroom three storey townhouse situated within a convenient location close to the town centre. The property benefits from gas-fired central heating and uPVC double glazing throughout. The accommodation briefly comprises two reception rooms, kitchen, ground floor cloakroom/w.c., three double bedrooms, a single bedroom, en-suite shower room and a family bathroom. Outside there is a low maintenance patio garden to the rear and two dedicated off-road parking spaces.

The property is located close to Melton town centre and has good links to both the A606 towards Nottingham and A6006 towards Loughborough/A46.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE PORCH with quarry tiled flooring and door to:-

ENTRANCE HALL with a telephone point.

LOUNGE with bay window to front, wall mounted contemporary gas fire, wall lights and an under stairs storage cupboard.

DINING ROOM with double glazed patio doors leading to the garden.

CLOAKROOM with white suite comprising w.c. and wash basin, ceramic tiled floor and splash backs, and an extractor fan.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit, gas hob, electric oven, integrated fridge/freezer, and ceramic tiled floor.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with a radiator, and EN-SUITE SHOWER ROOM with white suite comprising wash basin, w.c., ceramic tiled floor, chrome towel rail and extractor fan.

REAR SINGLE BEDROOM/STUDY with a radiator.

STAIRS AND SECOND FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with a radiator.

REAR DOUBLE BEDROOM with a radiator.

BATHROOM with white suite comprising w.c., wash basin, bath and shower cubicle, extractor fan and chrome towel rail.

OUTSIDE Paved forecourt with brick built boundary to front. Walled patio garden with outside lighting to rear. Two dedicated parking spaces.

LOCATION

The property is located on Nottingham Road less than 100 yards from the town centre. The parking is accessed between 1c and 5 Nottingham Road.

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, some blinds and curtains only.

Council Tax : Melton Borough Council : Band C.

Deposit : £951

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 DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.



TERMS

RENT:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	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: https://www.gov.uk/find-energy-certificate
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Melton Mowbray, Leicestershire LE13 1QF

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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) A			87
(81-91) B		73	
(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	