



10 WEST SIDE

ASFORDBY HILL, MELTON MOWBRAY, LE14 3RF

£825 Per month

Unfurnished

A well presented and spacious refurbished mid terrace two bedroom period property situated in front of mature woodlands in the popular village of Asfordby Hill 2 miles west of Melton. The property benefits from a high level of finish throughout to include new decor, flooring, kitchen and bathroom and has the benefit of a communal green to the rear. The property would ideally suit a professional individual or couple looking for a spacious period property in a quiet location.

The property has double glazing and gas fired central heating and comprises of two reception rooms, galley kitchen, two double bedrooms, family bathroom with four piece suite, front garden, rear yard and on street parking to an unadopted road.

Asfordby Hill lies 2 miles west of Melton and benefits from a highly regarded primary school and good road links to the A46.



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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

RECEPTION ONE : Entered via a uPVC door with wall lights, radiator and wooden flooring.

RECEPTION TWO : A spacious room with under stair store cupboard, radiator, electric fire, wooden flooring and stairs to first floor landing.

KITCHEN : A newly fitted galley kitchen comprising of a range of eye and base level units, wood effect laminate worktops, composite sink, space for washing machine, space for fridge freezer, integrated electric oven and hob, stainless steel extractor fan, bevel edge tile splashbacks, wooden flooring and door to rear yard.

LANDING : With radiator.

BEDROOM ONE : A double bedroom with radiator.

BEDROOM TWO : A double bedroom with radiator and closet.

BATHROOM : A newly fitted four piece suite comprising of bath, sink pedestal, low flush WC, corner shower enclosure with electric shower, bevel edge tiled splashbacks, radiator and victorian tile effect vinyl flooring.

OUTSIDE : There is a small garden to the front with on road parking to the unadopted road. There is a private small yard to the rear with brick store and timber store shed and use of the shared communal green to the rear.

LOCATION

To locate the property take Asfordby Road out of Melton and at the roundabout take the 3rd exit. Then take the 1st turning on your left into Welby Road, follow this road and then turn right into South Street, at the end of the road bear right around the corner onto West Side and the property can be found at the end of the row on your right hand side.

TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains and blinds only.

Council Tax : Melton Borough Council : Band A.

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 E.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

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:** £825 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £951
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band A
- EPC:** This property has an Energy Performance Efficiency Rating Band E.
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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