



**10 GUADALOUPE AVENUE**  
MELTON MOWBRAY, LE13 1HB

**£895 Per month**  
Unfurnished

A newly decorated and well presented **THREE** bedroom semi detached house located on a sought after residential estate on the south side of Melton. The property benefits from gas fired heating, uPVC double glazing and gardens to the front and rear.

In brief the property comprises of entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom, off street parking for 2-3 cars and an enclosed rear garden.

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

# 3 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered via a uPVC door to entrance hall with radiator and stairs to first floor landing.

### SITTING ROOM (12.07 x 13.07 ft)

Double doors leading to sitting room with door to under stair cupboard with shelving, ornamental fire surround with back boiler, radiator .

### DINING ROOM (10.04 x 8.03 ft)

With radiator and newly fit wood effect vinyl flooring.

### KITCHEN

A fitted kitchen comprising of a range of eye and base level units, wood effect laminate work surfaces, integrated electric oven and gas hob, stainless steel extractor fan, stainless steel sink, space for washing machine and fridge/freezer, uPVC door to garden, tiled splashbacks and newly fit wood effect vinyl flooring.

### LANDING

with loft hatch.

### BEDROOM ONE (9.04 x 9.02 ft)

A double bedroom with radiator and airing cupboard housing immersion heater.

### BEDROOM TWO (15.00 x 8.10 ft)

A double bedroom with radiator.

### BEDROOM THREE (6.11 x 6.08 ft)

A single bedroom with over stair storage cupboard.

### BATHROOM

A modern three piece suite comprising of panelled bath and acrylic screen, electric shower, low flush WC, ceramic sink, fully tiled walls, radiator and vinyl flooring.

### OUTSIDE

To the front there is a front lawn and off street parking to a driveway with parking for 2-3 cars. To the rear there is a patio area, raised gravelled beds, space for garden shed (shed to be removed) all enclosed by panelled fencing.

### TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtain poles only.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,032

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

Services : Mains electricity, gas, water and drainage.

EPC : D.

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.

### LOCATION

To locate the property proceed out of Melton on Burton Road passing over the railway bridge. At the incline turn left into Baldocks Lane, proceed down Baldocks Lane and take the fifth turning on your right into Sapcote Drive. Take the first left in Guadeloupe Drive and the property can then be found on your right hand side.

### 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

<b>RENT:</b>	£895 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,032
<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 D. 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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