



GALE COTTAGE MELTON ROAD £675 Per month

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14

Unfurnished

A charming stone built TWO bedroom semi detached cottage situated in the sought after village of Waltham on the Wolds near Melton Mowbray. The spacious property benefits from timber double glazed windows, under floor oil fired central heating, beamed ceilings and exposed stone work.

In brief the property comprises of entrance porch, WC/boiler room, large kitchen dining room, sitting room, two bedrooms, family bathroom, patio garden to rear with elevated decking area and off street parking to the front.

Waltham is a popular village with good links to Grantham and Melton. Local amenities include a primary school, church and delicatessen and convenience store.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

KITCHEN/DINING ROOM (13.03 x 14.01 ft)

Comprising of a range of eye and base level units, integrated oven, integrated electric hob, stainless steel extractor fan, wood effect worktops, under counter lighting, space for under counter fridge, stainless steel sink, tiled splashbacks and floors and ceiling spotlights.

ENTRANCE HALL

Entered via hardwood timber door with tiled flooring and door to storage cupboard housing meters.

WC/UTILITY ROOM

This room has a low flush WC, space for washing machine, grant oil fired boiler, sink, tiled flooring.

SITTING ROOM (11.02 x 15.09 ft)

With exposed stone wall, ornamental fire surround, oak beamed ceiling and stairs to landing.

BEDROOM ONE (11.04 x 11.11 ft)

A double bedroom with wooden flooring, store cupboard, radiator and loft hatch.

BEDROOM TWO (14.01 x 8.06 ft)

A double bedroom with wooden flooring and radiator.

BATHROOM

A three piece suite comprising bath with shower mixer taps, sink, WC, tiled walls, flooring and heated towel rail.

OUTSIDE

To the front there is off street parking space for one car, patio garden and elevated decking area.

LOCATION

As you enter Waltham from Melton proceed through the village and the property can be found on your right hand side next to the car garage.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band C.

Deposit : £778

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

Services : Mains electricity, water and drainage. Oil fired heating (any remaining oil must be purchased by the tenant at the start of the tenancy).

EPC : E.

A PET 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:	£675 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£778
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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
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.

