



26 FERNIE AVENUE
MELTON MOWBRAY, LE13 0HZ

£695 Per month
Unfurnished

A traditional and spacious TWO bedroom end of terrace period property situated in a popular residential street within walking distance of Melton town centre. The property benefits from uPVC double glazing to include some uPVC sash windows, high ceilings and gas-fired central heating. The accommodation briefly comprises two reception rooms, kitchen, two double bedrooms, and a modern bathroom. Outside there is a low maintenance garden to the rear and on street parking via permit to the front of the property (subject to availability).

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE with feature inset surround and ornamental fire (insert out of service) , two built-in cupboards and a radiator.

DINING ROOM with cupboard under stairs, built-in cupboard and a radiator.

KITCHEN with stainless steel sink unit as set in roll top laminate work surfaces, base units, gas oven, wall mounted Worcester gas-fired central heating boiler, plumbing for automatic washing machine, radiator, and door to pantry.

STAIRCASE TO FIRST FLOOR LANDING leading to:-

DOUBLE BEDROOM with feature fireplace and a radiator.

DOUBLE BEDROOM with feature fireplace and a radiator.

BATHROOM a modern suite with white suite comprising panelled bath with mixer shower over, tiled splash backs, pedestal wash basin, and w.c., built-in cupboard and a radiator.

OUTSIDE Small gravelled front garden. Gravelled rear garden. On road parking by permit (circa £50 per year per car from Leics Council)

LOCATION

To locate the property, take Asfordby Road out of the town centre. Turn right onto Quorn Avenue and then right again onto Fernie Avenue. The property is situated approximately 100 yards along 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).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtain poles/blinds only.

Council Tax : Melton Borough Council : Band A.

Deposit : £801

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 PET 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.

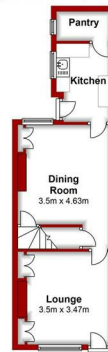


TERMS

- RENT:** £695 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £801
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band A
- EPC:** 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: <https://www.gov.uk/find-energy-certificate>
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Ground Floor
Approx. 37.9 sq. metres (398.6 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.8 sq. feet)



Total area: approx. 71.9 sq. metres (774.4 sq. feet)

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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			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	