



4 PUMP LANE

ASFORDBY, MELTON MOWBRAY, LE14 3SH

£750 Per month

Unfurnished

A well presented TWO BEDROOM end terrace traditional period property located on a quiet residential street in the sought after village of Asfordby. The property benefits from uPVC double glazing, gas fired central heating and a modern kitchen and bathroom. Asfordby also has good links to the A46 and local amenities to include convenience store, chemist, takeaways, a restaurant and a local school.

In brief the property comprises of sitting room, kitchen, rear porch, downstairs bathroom, two bedrooms and a mature rear garden. The property would ideally suit a professional individual or couple looking for a well serviced village.

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



A well presented TWO BEDROOM end terrace traditional period property located on a quiet residential street in the sought after village of Asfordby. The property benefits from uPVC double glazing, gas fired central heating and a modern kitchen and bathroom. Asfordby also has good links to the A46.

In brief the property comprises of sitting room, kitchen, rear porch, downstairs bathroom, two bedrooms and a mature rear garden.

Viewing Highly Recommended

ACCOMMODATION

SITTING ROOM

Entered via a uPVC door with radiator and door to kitchen.

KITCHEN

A modern kitchen comprising a range of eye and base level units, granite effect laminate work surfaces, integrated electric hob, integrated electric oven, stainless steel extractor fan, space for under counter fridge, stainless steel sink, tiled flooring, radiator and door to cupboard housing new Worcester Bosch gas fired combi boiler and splashbacks and door to first floor.

REAR PORCH

With hardwood door, tiled floor and radiator.

DOWNSTAIRS BATHROOM

Comprising of a three piece suite to include low flush WC, sink, panelled bath with electric shower, radiator, fully tiled walls and flooring.

BEDROOM ONE

A double bedroom with radiator.

BEDROOM TWO

A double bedroom with radiator.

OUTSIDE

To the rear of the property is a garden laid to lawn, block paved area. (Please Note Neighbouring properties have a right away across the courtyard area of the garden) There is also a brick outhouse housing plumbing and space for a washing machine. There is also on street parking to the front.

DIRECTIONS

To locate the property take Asfordby Road out of Melton passing through Asfordby Hill. At the roundabout take the 2nd exit into Asfordby Valley, at the next roundabout take the 1st exit into Asfordby. At the next roundabout pass straight over and then take the 3rd turning on your left into Pump Lane and the property will 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).

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND SOME CURTAINS ONLY.

Council Tax : Melton Borough Council : Band A.

Deposit : £865.

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D

PREFERABLY NO PETS BUT A SMALL DOG MAY BE CONSIDERED AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.



TERMS

RENT:	£750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£865
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
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.

