



**51 BROOK STREET**  
MELTON MOWBRAY, LE13 1AB

**£725 Per month**  
Unfurnished

A well-presented and spacious **THREE BEDROOM** mid terrace Victorian house situated within walking distance of the town centre. The property benefits from neutral decor throughout, gas-fired central heating, full double glazing, and comprises of two reception rooms, kitchen, utility room, downstairs bathroom and three bedrooms. Outside there is a yard to the rear and there is unallocated residents parking available nearby at the car park on Saxby Road.

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 - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with a radiator.

LOUNGE with bay window and a radiator opening to the dining area via double doors.

DINING ROOM with a radiator.

KITCHEN with stainless steel sink unit as set in black slate effect roll top laminate work surfaces, base units, cupboard under stairs and a radiator.

UTILITY ROOM with black slate effect roll top laminate work surface, plumbing for automatic washing machine, wall mounted gas-fired central heating boiler and a radiator.

BATHROOM with panelled bath, fitted power shower, pedestal wash basin, low flush w.c. and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with built-in cupboard, leading to:-

FRONT DOUBLE BEDROOM with built-in wardrobe and a radiator.

SIDE DOUBLE BEDROOM with built-in wardrobe and a radiator.

REAR DOUBLE BEDROOM with a radiator.

OUTSIDE Garden to rear. Small front garden and unallocated parking nearby on Saxby Road.

### 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).

### LOCATION

To locate the property from Melton town centre, take Burton Street and turn left into Mill Street. Follow the road round to the right, then left and the property can be found on the right-hand side.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band A.

Deposit : £836

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.

STRICTLY NO PETS PERMITTED.



## TERMS

<b>RENT:</b>	£725 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£836
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<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>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	