



**2D BROOK STREET**  
MELTON MOWBRAY, LE13 1AB

**£750 Per month**  
Unfurnished

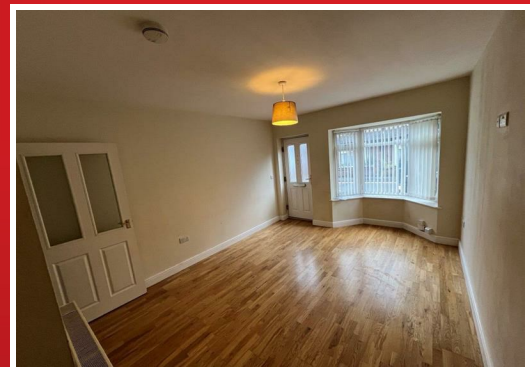
A well-presented and modern two bedroom end of terrace conveniently situated for Melton town centre. The accommodation briefly comprises a lounge with bay window, cloakroom, kitchen, two bedrooms and a bathroom. Outside there is a low maintenance garden to the rear parking is available nearby in the residents' car park. The property is heated via a gas-fired central heating system and has uPVC double glazing.

In brief the property comprises of sitting room, WC/cloakroom, kitchen, two bedrooms, bathroom and rear garden.

The property is conveniently situated within walking distance to the town centre.

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

# 2 bedroom House - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

LOUNGE with entrance door, bay window to front, wood effect flooring and a radiator.

INNER HALL with tiled floor.

CLOAKROOM/W.C. with white suite comprising wash basin and w.c., tiled splashbacks and an extractor fan.

KITCHEN with a range of modern wall and base units with stainless steel handles, stainless steel sink and drainer unit as set in a laminate work surface, CDA gas hob with electric fan assisted oven under, pull out extractor hood, tiled flooring and splashbacks, space for a fridge/freezer, plumbing for automatic washing machine, spotlights and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with a radiator.

REAR DOUBLE BEDROOM with a radiator.

BATHROOM with white suite comprising wash basin, w.c. and a bath with shower over, tiled flooring and splashbacks, halogen spotlights and a heated towel rail.

OUTSIDE Low maintenance gravelled garden with rear access. Residents parking available nearby.

### 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, take Thorpe End out of the town centre. Turn right at the major set of traffic lights, and immediately turn right in Brook Street. Number 2D is the left-hand property

#### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band B.

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 C.

STRICTLY NO PETS PERMITTED.

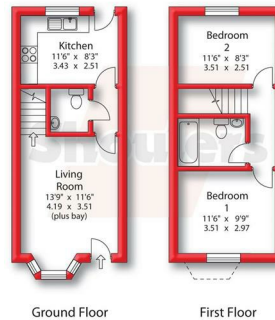


## TERMS

- RENT:** £750 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £865
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- EPC:** This property has an Energy Performance Efficiency Rating Band . 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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Fountain Row  
2d Brook Street  
Approx Gross Floor Area = 652.2 Sq. Feet  
= 60.5 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

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