



55 BLAKENEY CRESCENT
MELTON MOWBRAY, LE13 0QP

£850 Per month
Unfurnished

A well-presented THREE bedroom semi-detached home located on a popular residential estate on the south side of Melton. The property benefits from recent re-fitted carpets to downstairs, gas-fired central heating and uPVC double glazing. The accommodation briefly comprises a modern dining kitchen, lounge, good sized bedrooms and a bathroom with white suite. Outside there is a lawned garden to the rear and paved off-road parking to the front.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with uPVC door to front and a radiator.

LOUNGE (14'9" x 12'4" max) with a radiator.

DINING KITCHEN (17'11" x 9'10" max) with 1 ½ stainless steel sink and drainer unit set in laminate work surface, modern wall and base units, tiled splashback, integrated gas hob with electric oven under and extractor hood over, plumbing for automatic washing machine, door to garden, pantry, central heating boiler and a radiator.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (12'6" x 10'6" min) with a radiator.

FRONT SINGLE BEDROOM (9'8" x 7'3" max; restricted floor space) with a radiator.

REAR DOUBLE BEDROOM (10'2" x 9'10") with airing cupboard and a radiator.

BATHROOM with white suite comprising panelled bath with fitted shower over, pedestal wash basin, w.c., tiled splashbacks and a radiator.

OUTSIDE Lawned rear garden. Metal Store shed. Paved off-road parking to front.

LOCATION

To locate the property, turn left at Waterfield Leisure Centre up Dalby Road. Towards the top of the road turn left into Hartopp Drive and Blakeney Crescent can be found on your right hand side.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtains to some windows only.

Council Tax : Melton Borough Council : Band B.

Deposit : £980

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

Services : Mains electricity, gas water and drainage.

EPC : D rating.

ONE SMALL/MEDIUM DOG PERMITTED, subject to £25 PCM on the rent. A professional carpet cleaning and damage rectification clause will be added to the 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:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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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