



**2 THE ROW STAPLEFORD**  
STAPLEFORD, MELTON MOWBRAY, LE14 2SF

**£1,250 Per month**  
Unfurnished

THE ROW

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 - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered via a hardwood door to entrance hall with radiator, under stair store cupboard with hooks, stairs to first floor landing and wood effect vinyl flooring.

### KITCHEN/DINING ROOM (14.04 x 9.10 ft)

A newly fitted kitchen comprising of a range of eye and base level units, laminate work surfaces, space for dishwasher, stainless steel sink, integrated electric oven and hob, extractor fan, radiator, tiled splashbacks, space for fridge, wood effect vinyl flooring and space for dining table.

### UTILITY ROOM (7.09 x 9.05 ft)

With floor mounted oil fired boiler, base level units with laminate work surfaces, stainless steel sink, space for washing machine and tumble drier, tiled splashbacks, door to garden and wood effect vinyl flooring.

### WC

With low flush WC, ceramic sink, radiator and wood effect vinyl flooring.

### SITTING ROOM (11.11 x 14.05 ft)

A large dual aspect room with two lead glazed windows looking over gardens, two radiators, brick built fire surround with electric stove and wood effect vinyl flooring.

### LANDING

With access to loft, cupboard housing the hot water tank.

### BEDROOM ONE (14.05 x 9.11 ft)

A double bedroom with radiator.

### BATHROOM

A modern three piece suite comprising of low flush WC, ceramic sink, panelled bath with screen and mixer tap with shower, tiled splashbacks and wood effect vinyl flooring.

### BEDROOM TWO (7.10 x 6.08 ft)

A single bedroom with radiator.

### BEDROOM THREE (11.10 x 14.05 ft)

A double bedroom with two radiators.

### OUTSIDE

To the front there is a large mature garden enclosed by stone wall and hedging with a range of mature shrubs and plants. To the rear there is an enclosed garden with decked area and two stone built stores. There is off street parking to the end of the row for 2 cars. (Please note that the gardens must be maintained to a good standard throughout the year).

### TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND CURTAINS/BLINDS ONLY.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,442

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

Services : Mains electricity and water. Oil fired central heating (any remaining oil must be purchased at the start of the tenancy), private drainage (septic tank is shared between all properties on the row).

EPC : Band E.

A PET WOULD BE CONSIDERED AT THE LANDLORDS DISCRETION.

### LOCATION

To locate the property, take Saxby Road (B676) out of Melton Mowbray. After passing the self-store centre on your right hand side, turn right onto Stapleford Road. Continue on this road then turn left just before the Stapleford Park entrance. The property can be found up a pathway on your left hand side.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

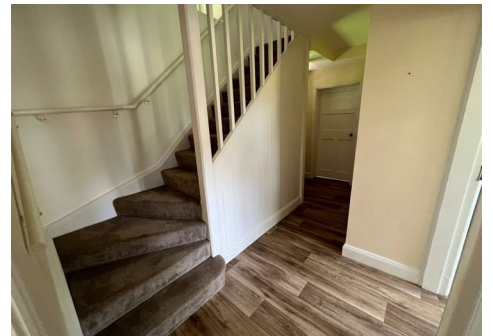
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

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.



## TERMS

<b>RENT:</b>	£1,250 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,442
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band E. 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>



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