



71A SAXBY ROAD
MELTON MOWBRAY, LE13 1BP

£775 Per month
Unfurnished

An opportunity to reside in this spacious newly decorated two-bedroom traditional end terrace property located on a popular residential road within walking distance to Melton Mowbray town centre. The property benefits from a wood burning stove, uPVC double glazing, gas central heating, rear garden and would ideally suit a working single or professional couple.

The property comprises of two reception rooms, modern kitchen, two double bedrooms to first floor with bathroom. Outside there is a low maintenance rear garden with two brick built storage sheds.

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



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE: (13.01" x 11.11" ft) entered via a uPVC door with laminate flooring, bay window and radiator.

DINING ROOM: (11.11" x 12.05" ft) with laminate flooring, under stair store, wood burning stove, (tenant has obligation to ensure this is swept each year and provide a certificate) radiator.

KITCHEN: A galley kitchen comprising of a range of eye and base level units, roll top laminate work surfaces, stainless steel sink, space for washing machine, wall mounted gas combi boiler with Hive Central heating control, integrated electric Hob and Oven, stainless steel extractor fan, tiled splash backs, laminate flooring, spotlights, radiator and door to garden.

BEDROOM ONE: (11.11" x 11.04" ft) A double bedroom with radiator and store closet.

BEDROOM TWO: (12.06" x 9.01" ft) A double bedroom with radiator.

BATHROOM: Comprising of a 3-piece suit to include low flush WC, sink pedestal, panelled bath with screen and shower tap attachment, radiator, tiled splash backs and vinyl flooring.

OUTSIDE: To the front there is a small gravelled garden. To the rear the low maintenance garden has 2 brick-built stores and gated access.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band A.

Deposit : £894

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.

LOCATION

To locate the property, proceed out of Melton Mowbray via Saxby Road. The property can be found 50 yards on your left-hand side immediately after the turning to Richard Close

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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



TERMS

RENT:	£775 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£894
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
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