



**47 BLYTH AVENUE**  
MELTON MOWBRAY, LE13 0HF

**£725 Per month**  
Unfurnished

A well presented and modern two bedroom mid terrace townhouse situated in this sought after residential area to the south of the town. The property benefits from gas fired heating, uPVC double glazing and a modern fitted kitchen. The accommodation briefly comprises: entrance hall, lounge, kitchen, double bedroom to rear, single bedroom to front and first floor bathroom. The property would ideally suit a professional individual or couple.

The property is tenanted until the end of July and will be available for occupancy from early to Mid August.

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 - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with uPVC entrance door and a radiator.

LOUNGE with gas fire in surround, two radiators and uPVC double glazed patio doors.

FITTED KITCHEN with stainless steel sink and drainer unit set in wood effect laminate work surfaces, wall and base units, space for cooker and fridge, plumbing for a washing machine, tiled splashback and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with cupboard housing combination gas boiler leading to:-

REAR DOUBLE BEDROOM with built-in wardrobes and a radiator.

FRONT SINGLE BEDROOM with a radiator.

BATHROOM with white suite of panelled bath with shower over, pedestal wash basin and w.c., part tiled walls and a radiator.

OUTSIDE Lawned garden to rear with patio area. Resident's car parking.

### LOCATION

Take the A607 Leicester Road out of Melton Mowbray. Turn left at the second roundabout into Edendale Road and first left again into Tamar Road. Blyth Avenue is the second road on the left and the property can be found approximately 200 yards along on the 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 Â£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).

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band B.

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 C.

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 B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band C. 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>
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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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[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>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	