



8 SAXBY ROAD
MELTON MOWBRAY, LE13 1BW

£700 Per month
Unfurnished

A well-presented TWO bedroom end of terrace conveniently situated within easy reach of the town centre. The property benefits from gas fired heating and uPVC double glazing and would ideally suit a professional individual or couple looking for a traditional property within walking distance of the town centre.

The accommodation briefly comprises a good-sized open plan lounge/dining room, modern kitchen, two double bedrooms and a bathroom. Outside there is a yard to the rear and unallocated parking is available on the opposite side of the road in the car park.

New carpets to be fit throughout prior to the commencement of the tenancy

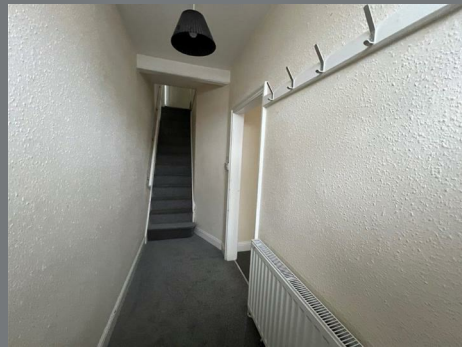
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with door to front and a radiator.

OPEN PLAN LOUNGE/DINING ROOM with two radiators and a meter cupboard to alcove.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, tiled splashbacks, space for a cooker and fridge, plumbing for a washing machine, and central heating boiler.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with a radiator.

REAR DOUBLE BEDROOM with feature fireplace and a radiator.

BATHROOM with white suite comprising panelled bath with shower over and glass shower screen, washbasin and w.c.

OUTSIDE Yard with rear access. Unallocated parking is available opposite the property.

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.

LOCATION

To locate the property, take Saxby Road out of the town centre and the property is situated immediately on your right-hand side.

IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL and Fibre broadband available.

Council Tax : Melton Borough Council : Band A

Deposit : £807

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

Services : Mains electricity, water, drainage and gas.

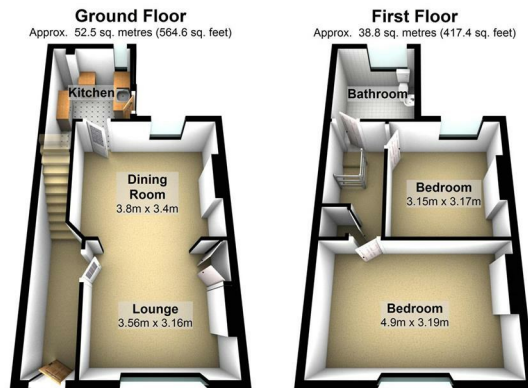
EPC : D rating.

STRICTLY NO PETS PERMITTED.



TERMS

- RENT:** £700 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £807
- 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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Total area: approx. 91.2 sq. metres (982.1 sq. feet)

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Melton Mowbray, Leicestershire LE13 1QF

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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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC