



7 THE PADDOCKS

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14

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£1,595 Per month

Unfurnished

A spacious four bedroom detached residence located in a quiet cul-de-sac location in the highly regarded village of Waltham on the Wolds.

The property has new uPVC double glazing, new carpets and some new decoration, multi fuel stove and oil fired heating. The property has a large spacious rear garden, double garage with further accommodation above which would be ideal for a home office or bedroom for teenager or elderly relative.

Located in Waltham the village has good links to both Melton, Grantham and the Vale of Belvoir and has local amenities to include primary school, convenience store and public house.

The property comprises of entrance hall, breakfast kitchen, sitting room, utility room, WC, master bathroom, four bedrooms, ensuite and



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via hardwood door to hall with staircase to first floor landing, radiator and door to cloakroom.

CLOAKROOM : With low flush WC, sink, radiator and quarry tiled flooring.

SITTING ROOM : (12.04 x 15.11 ft) A spacious room multi fuel stove, radiator, oak corner cabinet, bay window and door to dining room.

DINING ROOM : (10.04 x 12.08 ft) With radiator and window overlooking the garden.

BREAKFAST KITCHEN : (18.06 x 13.00 ft) A spacious room with fitted kitchen comprising a range of eye and base hardwood units, laminate worktops, electric hob and oven, integrated fridge, composite sink, Bosch freestanding dishwasher (not to be maintained or replaced by the landlord), extractor fan, tiled splashbacks and quarry tiled flooring. Stable door to back garden, radiator and under stair store cupboard.

UTILITY ROOM : With a range of base level units, laminate worktops, stainless steel sink, floor mounted oil fired boiler, hardwood door to back garden and washing machine (washing machine supplied will not be maintained or replaced by the landlord).

LANDING : With airing cupboard housing immersion tank and loft hatch (not to be used)

BEDROOM ONE : (12.09 x 12.03 ft) A double bedroom with radiator and two inbuilt wardrobes, dressing table and door to ensuite.

ENSUITE : With WC, paneled bath, sink in vanity unit and shower enclosure with mixer shower.

BEDROOM TWO : (10.05 x 12.08 ft) A double bedroom with radiator.

FAMILY BATHROOM : With a modern suite comprising of paneled bath, WC, sink, tiled splashbacks, radiator and parquet effect vinyl floor.

BEDROOM THREE : (8.07 x 10.05 ft) A double bedroom with radiator .

BEDROOM FOUR : (12.04 x 10.04 ft) A double bedroom with radiator.

GARAGE/ANNEXE : A double garage with power and light. Above the garage there is a annexe with WC, sink and heated towel rail and heating in main room which would be ideal for either a home office or teenager/elderly relative.

OUTSIDE : A large driveway with off street parking for several cars, front garden area. Double detached garage with power and light. Rear garden has patio area, large lawn, timber garden shed (not to be maintained or replaced by landlord),

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.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band E.

Deposit : £1,840

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

Services : Mains electricity, water, drainage and oil.



TERMS

RENT:	£1,595 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,840
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band E
EPC:	This property has an Energy Performance Efficiency Rating Band . 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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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	