



2 LEICESTER PLACE,  
MELTON MOWBRAY, LE13 0PR

£580 Per month  
Unfurnished

A well presented and conveniently located grade II listed one bedroom mews cottage situated in the heart of the historical market town of Melton Mowbray.

The accommodation briefly comprises a lounge, kitchen/diner, one double bedroom and a bathroom.

Outside there is a small patio garden to the rear and an off-road parking space. The property has gas-fired central heating, and would provide ideal accommodation for a professional individual or couple looking for a town centre property within walking distance to the train station.

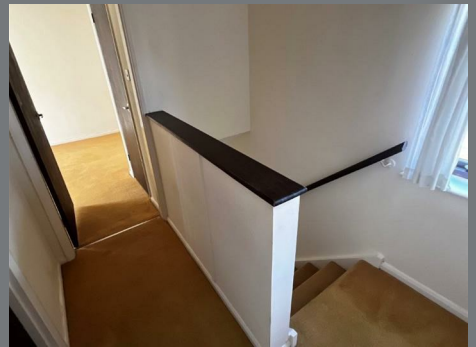
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 1 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

LOUNGE with a electric fire and a radiator.

DINING KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, integrated gas hob, electric oven, refrigerator, cupboard under stairs enclosing gas fired combi central heating boiler, and a radiator.

STAIRCASE TO FIRST FLOOR LANDING leading to:-

DOUBLE BEDROOM with an airing cupboard and a radiator.

BATHROOM with panelled bath, pedestal wash basin, w.c. and a radiator.

OUTSIDE One dedicated parking space. Paved patio garden to rear.

### LOCATION

To locate the property from the Market Place walk along Leicester Street, turn left onto Leicester Place and the property can be found on your left hand side.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council - Band A.

DEPOSIT : £669

SERVICES : Mains Electric, Gas, Water and Drainage.

EPC : Rating E. (Grade II Listed) .

INTERNET : Fibre and ADSL available.

PETS : Strictly no pets permitted.

Term : A 12 month fixed term assured shorthold tenancy is offered.

### 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).

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

<b>RENT:</b>	£580 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£669
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<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>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[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.

