



39 FERNIE AVENUE
MELTON MOWBRAY, LE13 0HZ

£795 Per month
Unfurnished

A well-presented, spacious and newly decorated and carpeted two bedroom mid terraced property situated on a popular residential street within walking distance of the town centre.

The accommodation briefly comprises two reception rooms, a fitted kitchen, ground floor bathroom, two double bedrooms, and an upstairs shower room. Benefiting from gas-fired central heating, uPVC double glazing, new carpets and new decoration throughout.

Outside there is a small garden to the rear, and residents' on-street parking is available by permit via Leicestershire county council.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE : (11'5" x 11'3") with feature fireplace in tiled surround (not to be used as not in service), uPVC window to front, tiled flooring, and a radiator.

DINING ROOM (12'2" x 11'5") with ornamental fire in tiled surround (not to be used as not in service), cupboard under stairs, uPVC window, tiled flooring, and a radiator.

KITCHEN (9'5" x 6'7") with a range of oak effect wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, gas hob and oven, fridge (not to be maintained or replaced by the landlord) , door to rear, tiled flooring and a radiator.

UTILITY ROOM with washing machine (not to be maintained or replaced by landlord) , tiled flooring, and wall mounted gas-fired central heating boiler.

GROUND FLOOR BATHROOM with white suite comprising panelled bath, pedestal wash basin and w.c., tiled flooring and a radiator.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (11'5" x 11'3") with built-in cupboard and a radiator.

REAR SMALL DOUBLE BEDROOM (12'3" x 8'6") with a radiator.

SHOWER ROOM with white suite comprising Mira power shower in cubicle, pedestal wash basin and w.c., tiled flooring and a radiator.

OUTSIDE Small yard to front. Lawned garden backing onto the disused railway embankment. Timber garden shed (not to be maintained or replaced by landlord)
On-street parking available by permit (contact Leics County Council). Please note that the neighbouring properties have a right of way over the pathway for access to the front of their properties.

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 Asfordby Road out of Melton. Take the first right onto Cottesmore Avenue and right again onto Fernie Avenue. The property is situated approximately 20 yards along on your left-hand side.

IMPORTANT INFORMATION

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

Council Tax : Melton Borough Council : Band A.

Deposit : £917

Term : An assured periodic tenancy will be offered from the 1st May 2026 onwards.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

A PET IS CONSIDERED at the discretion of the landlord.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.



TERMS

RENT:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
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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