



17 MILD MAY CLOSE

MELTON MOWBRAY, LE13 1AH

£1,250 Per month

Unfurnished

A spacious and well presented three bedroom detached home situated on a popular estate on the north side of Melton close to the country park.

The property benefits from, gas-fired central heating system and uPVC double glazing and briefly comprises a large dining lounge, fitted kitchen, ground floor cloakroom/w.c., three double bedrooms, and a family bathroom.

Outside there is an integral single garage, enclosed rear garden with patio area, and off-road parking for one car.

The property is ideally situated near John Femeley High School and also has good links to the Melton bypass offering quick road links to both Nottingham and Oakham.

PROPERTY AVAILABLE SUBJECT TO CURRENT TENANT VACATING AT END OF AUGUST

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with wood effect laminate flooring and door to integral garage.

CLOAKROOM/W.C. with a wash basin, w.c., radiator and laminate flooring.

DINING LOUNGE (21 x 12 ft) with a gas fire and surround, sliding patio doors to the garden, a radiator, and laminate flooring.

KITCHEN (10 x 10ft) with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, integral gas hob and electric oven, overhead extractor fan, tiled splashbacks, space for washing machine/dishwasher (plumbing point for a washing machine in the garage with direct access from entrance hall), space for fridge freezer, tiled flooring, and a radiator.

STAIRS TO FIRST FLOOR LANDING with door to airing cupboard housing the hot water tank, leading to:-

DOUBLE BEDROOM (11 x 11 ft) with a radiator and an EN-SUITE with white suite comprising a w.c., pedestal wash basin, and shower cubicle with Mira mixer shower, tiled splashbacks and a radiator.

DOUBLE BEDROOM (12 x 10 ft) with a radiator.

DOUBLE BEDROOM (9 x 9 ft) with a radiator.

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

OUTSIDE Integral single garage with plumbing point for a washing machine. Lawned garden to rear with patio area and a shed. Off-road parking for one car

IMPORTANT TENACNY INFORMATION

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

Council Tax : Melton Borough Council : Band D.

Deposit : £1,442

Term : An assured periodic tenancy is offered.

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : E rating.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. Please see www.melton.gov.uk/planning

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

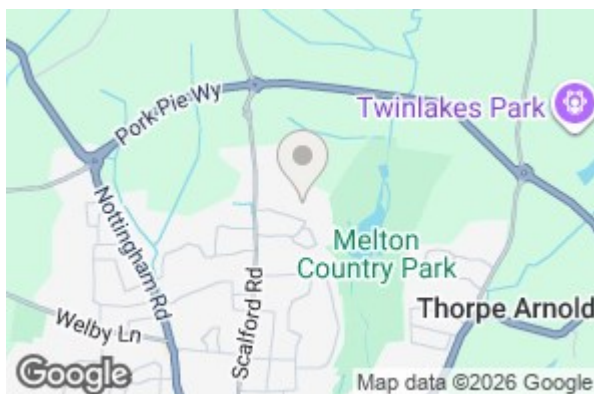
Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.



TERMS

RENT:	£1,250 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,442
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	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: https://www.gov.uk/find-energy-certificate
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/



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

