



40 RIBBLE WAY
MELTON MOWBRAY, LE13 0HG

£800 Per month
Unfurnished

A well presented two bedroom end townhouse occupying an elevated position on the south side of the town. Overlooking a green area, the property has gas-fired central heating and uPVC double glazing and benefits from a garage and modern kitchen.

The accommodation also comprises an entrance hall, lounge, two bedrooms and a first floor bathroom with shower. Outside there is a mature, landscaped rear garden leading to a single garage with off road parking.

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 uPVC entrance door and a radiator.

KITCHEN (9'4" x 5'4" max) with a range of high-gloss wall and base units, stainless steel sink and drainer unit set in wood effect laminate work surfaces, integrated gas hob with electric oven under and pull-out extractor over, integrated fridge and freezer, integrated washing machine, tiled splashback and a radiator.

LOUNGE (13'7" x 11'8" max) with gas fire and hearth, radiator, understairs cupboard and sliding patio doors opening to garden.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

REAR DOUBLE BEDROOM (11'8" x 8'3") with a radiator.

FRONT FACING BEDROOM (8'5" x 8'3" max) with fitted wardrobe, cupboard housing Worcester gas combination boiler and a radiator.

BATHROOM (6'3" x 5'8") with cream suite comprising panelled bath with Mira shower over and screen, wash basin and w.c., part tiled walls and a radiator.

OUTSIDE Mature, enclosed garden to rear with lawn, patio area and gravelled beds. Detached single garage with up and over door and further access to side. Off road parking. Gravelled garden to front with meter cupboard.

LOCATION

Take the A607 Leicester Road out of the town centre and turn left into Dalby Road. Continue straight on and turn right at the mini-roundabout into Valley Road, turning immediately right into Dalby Road. Turn left into Thames Drive and take the second right into Derwent Drive. Ribble Way is the first road on your right hand side and the rear of No. 40 can be found at the end of this road. Alternatively, No. 40 can be accessed by foot from Derwent Drive

IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band B.

Deposit : £923

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : D rating

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Holding Deposit : Equivalent of one weeks rent inc VAT.

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.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.



TERMS

RENT:	£800 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£923
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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
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/



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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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		86
(81-91) B		
(69-80) C		68
(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