



23 MAIN STREET

SALTBY, MELTON MOWBRAY, LE14 4QW

£1,000 Per month

Unfurnished

Situated within the grounds of Church Farm, the property offers a rare opportunity to reside in this well proportioned semi detached cottage situated in an idyllic country setting with superb views over surrounding countryside.

The property benefits from oil-fired central heating, double glazed windows and a good size mature garden to the front and rear.

The accommodation briefly comprises a lounge with fire, dining kitchen, three spacious bedrooms and a bathroom. Outside offers a single garage, driveway with off street parking for several cars and large gardens to three sides.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

HALLWAY

with door to front, radiator and stairs to first floor.

LOUNGE

15'3 x 12'11

A well proportioned room with window to front, radiator, pine fire surround with cast iron open grate and door to:-

BREAKFAST KITCHEN

14'6 x 9'01

A fully fitted kitchen with window to rear, a range of cream Shaker-style wall and base units, worktops, inset sink, electric hob, electric oven, space and plumbing for washing machine and dishwasher, fridge (left by previous tenant and does not form part of tenancy nor will landlord be responsible for maintenance or replacement) pantry and door to:-

REAR LOBBY

with door to outside w.c.

STAIRCASE AND LANDING

with window to side with views.

BEDROOM ONE

12'6 x 10'5

with window to front, radiator and built-in airing cupboard.

BEDROOM TWO

9'9 x 10'4

with window to rear having views towards the church and a radiator.

BEDROOM THREE

6'1 x 7'11

with window to front, radiator and built-in cupboard.

BATHROOM

with window to rear, modern white suite comprising w.c., wash basin and bath with mixer tap/shower, electric shower, glass shower screen, tiled splashbacks and radiator.

OUTSIDE

Concrete driveway with off street parking for several cars. Single garage containing oil fired boiler. Lawned gardens to three sides with open views to all aspects and two brick outhouses.

LOCATION

To locate the property, take the A607 Thorpe Road out of Melton Mowbray and continue to Waltham-on-the-Wolds turning right into High Street. Continue out of the village and pass through Stonesby, eventually turning left signposted to Saltby. Upon reaching the village turn left by 'The Nags Head' into Main Street and upon reaching the right hand bend turn left through the stone pillars into Church Farm, passing through the yard, and No. 23 will eventually be found on your right.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £1,153

Term : An assured periodic tenancy is offered.

Services : Mains electricity and Water. Private drainage. Oil central heating, any remaning oil must be purchased at the start of the tenancy.

EPC : D rating.

INTERNET : ADSL and satellite broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

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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



TERMS

RENT:	£1,000 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,153
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/



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Melton Mowbray, Leicestershire LE13 1QF

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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		
	57	79
England & Wales		
EU Directive 2002/91/EC		