



19 DISCOVERY DRIVE
MELTON MOWBRAY, LE13 1NJ

£975 Per month
Unfurnished

A well presented THREE bedroom semi detached property located on a sought after residential development on the north side of Melton Mowbray.

The property benefits from a modern kitchen and bathroom, ensuite, uPVC double glazing and gas fired central heating. There are 2 off street parking spaces to the front and the property overlooks a communal green.

Conveniently located to the north of Melton the property has great road links to the Melton bypass road with easy access to both Nottingham and Oakham.

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

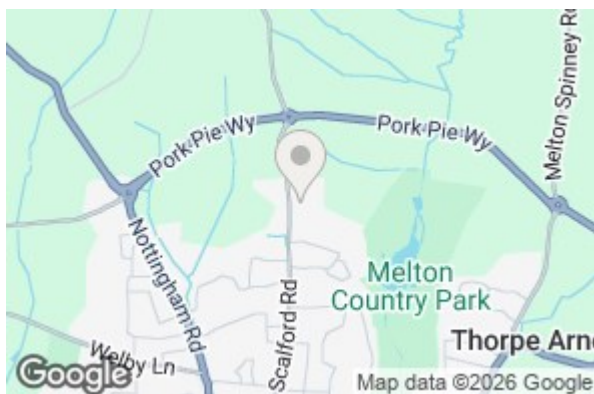
ACCOMMODATION

SUMMARY	
ENTRANCE HALL : Entered via a composite door, stairs to first floor landing and a radiator.	EPC : Band B.
WC : With low flush WC, ceramic sink, radiator, tiled flooring.	Internet : ADSL and Fiber Available.
SITTING ROOM : (14.02 x 11.11 ft) A spacious room with radiator and under stair cupboard.	Restrictions: No business use.
KITCHEN/DINER : (15.03 x 7.11 ft) A modern shaker style kitchen with a range of eye and base level units, wood effect laminate worktops, stainless steel sink with mixer tap, space for washing machine, wall mounted Logic gas combi boiler, gas integrated hob, electric oven, stainless steel splashback and extractor fan, space for fridge freezer, radiator, wood effect vinyl flooring and double patio doors to garden.	Flood/Erosion Risk: None to report.
LANDING : With store cupboard.	Planning Permissions : None to report. Please refer to www.melton.gov/planning
BEDROOM ONE (11.11 x 9.06 ft) A double bedroom with radiator and store cupboard and wall shelving.	Accessibility: Stairs to first floor.
ENSUITE : Low flush WC, shower enclosure with mixer shower, ceramic sink pedestal, radiator, tiled walls and vinyl flooring.	Construction: Brick and stone under tile roof.
BATHROOM : With three piece suite comprising of bath with screen and electric shower, ceramic sink pedestal, low flush WC, radiator, tiled splashbacks and vinyl flooring.	Viewings : Strictly by appointment with Shouler & Son .
BEDROOM TWO (7.06 x 9.01 ft) A single bedroom with radiator.	Holding Deposit : Equivalent of one weeks rent inc VAT.
BEDROOM THREE/STUDY/NURSERY (5.06 x 7.06 ft) With radiator.	Relevant letting fees and tenant protection information
OUTSIDE : To the front the property has off street parking to a driveway for 2 cars and side gated access to the rear garden. To the rear there is an enclosed rear garden with two patio areas and a lawn.	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
IMPORTANT TENANCY INFORMATION The Property Is UNFURNISHED to include carpets and some blinds and curtain poles.	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)
Council Tax : Melton Borough Council : Band B.	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
Deposit : £1,125	
Term : An assured period tenancy is offered.	
Services : Mains electricity, gas, water and drainage.	



TERMS

RENT:	£975 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,125
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band B. 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.

