



CHARNWOOD

FRISBY ON THE WREAKE, MELTON MOWBRAY, LE14
2NN

£1,350 PCM

Unfurnished

Charnwood of Mill Lane is a spacious and extended three bedroom period semi detached property located in the sought after village of Frisby near Melton Mowbray. The property retains many character features throughout such as wood burning stoves, original pine doors, traditional kitchen and bathroom and also benefits from gas fired central heating and uPVC double glazing.

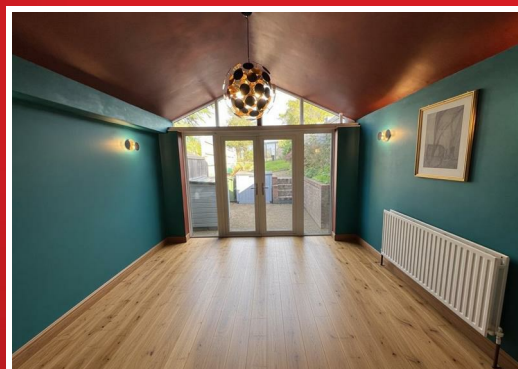
The property comprises of three reception rooms to the ground floor, kitchen, utility room and WC. Upstairs there are 2 double bedrooms (one with ensuite) and a further single to the rear with a Jack and Jill bathroom to the 2 rear bedrooms. To the rear there is a larger than average garden mainly laid to lawn with patio area and views over an orchard and to the front there is on road parking.

The property is ideally located with good commuter links to Melton, Leicester and Loughborough. Frisby is a thriving village which benefits from a primary school and local public house.

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

Front Reception Room : (10.94 x 10.53 ft) entered via a composite door with uPVC window to front, multifuel stove on brick hearth and surround, inbuilt cupboards, radiator and door to middle reception room.

Middle Reception Room : (12.07 x 12.24 ft) with under stairs cupboard with multi fuel stove in brick surround, radiator and stairs to first floor landing.

Utility Room : with space for washing machine, sink, wooden worktops, eye level units.

WC : with low flush WC, sink and radiator.

Kitchen : a traditional kitchen comprising a range of eye and base level units, wooden worktops, ceramic sink, integrated electric hob, oven and extractor fan, spotlights to ceiling. Space for a dishwasher. Large American Fridge Freezer (not to be maintained or replaced by the landlord), Cast iron staircase to first floor, solid wood flooring.

Dining Room : (12.56 x 11.89 ft) with uPVC double doors to garden and two radiators and solid wood flooring.

Stairwell and landing : with door to front bedroom.

Front Bedroom : (10.63 x 8.29 ft) with radiator and a door to ensuite

Ensuite : with shower, sink, low flush WC, chrome towel rail and ceiling spotlights.

Middle Bedroom : (11.23 x 12.15 ft) a double bedroom with ornamental fire insert, inbuilt wardrobes, radiator and door to bathroom.

Jack & Jill Bathroom : a traditional bathroom with claw foot bath with mixer shower over, savoy pedestal sink, low flush WC, large hardwood store units, radiator, hard wood flooring.

Rear Bedroom/Office : (6.05 x 11.7 ft) With radiator, window overlooking rear and staircase going to ground floor and solid wood flooring and eaves storage area.

Outside : On street parking to the front and to the rear there is a large garden mainly laid to lawn with raised beds and patio area.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets.

INTERNET : ADSL and Fibre broadband available.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,557

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, drainage.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : Band C

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 refer to 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

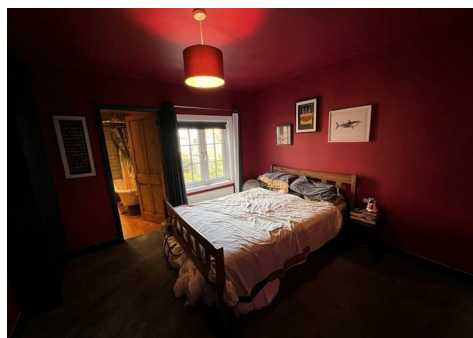
Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

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



TERMS

RENT:	£1,350 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,557
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	<p>This property has an Energy Performance Efficiency Rating Band C.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
REDRESS:	<p>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/</p>



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