

5 LEICESTER PLACE

MELTON MOWBRAY, LE13 0PR

£725 Per month

Unfurnished

A well presented and newly decorated and carpeted TWO bedroom terraced cottage with gas fired central heating, timber single glazed windows and a rear garden with off street parking space.

The property has recently been redecorated and had new carpets and comprises of entrance hallway, kitchen, sitting room overlooking courtyard garden, two double bedrooms and a bathroom. Outside there is a parking space and the property is located in the heart of the sought after market town of Melton Mowbray.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

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EST. 1846

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2 bedroom House - Mid Terrace









Viewing Highly Recommended

ACCOMMODATION

SUMMARY
ENTRANCE HALL with built-in cupboard and a radiator and stairs to landing.

LOUNGE (18.03 x 9.02 ft) with French doors to garden, a radiator and under stairs cupboard.

KITCHEN (5.09 x 9.07 ft) with stainless steel sink unit as set in roll top laminate work surface, oak base units and eye height cupboards, space for washing machine, space for fridge freezer, gas hob and electric oven and wall mounted gas fired central heating boiler.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM (15.06 x 11.03 ft) with a radiator and dual aspect windows.

REAR DOUBLE BEDROOM (9.07 x 11.11 ft) a double bedroom with a radiator.

BATHROOM with panelled bath with mixer taps and shower attachment over and screen, pedestal wash basin and low flush w.c., a radiator and airing cupboard , tiled splashback and vinyl flooring.

OUTSIDE Parking space to rear and paved patio garden.

LOCATION
To locate the property from Market Place, walk along Leicester Street, Leicester Place can be found about 100 yards along on the left hand side.

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

Council Tax : Melton Borough Council : Band A

Deposit : £836

Term : A 12 month assured shorthold tenancy is offered with a mothly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : C

STRICTLY NO PETS PERMITTED.

INTERNET : ADSL broadband available.

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 : NA

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





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TERMS

RENT:	£725 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£836
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band C. 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/

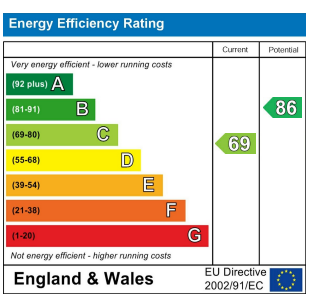


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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