

47 BLYTH AVENUE

£825 Per month

MELTON MOWBRAY, LE13 0HF

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

2 Bedroom House - Mid Terrace





A well presented and modern two bedroom mid terrace townhouse situated in this sought after residential area to the south of the town.

The property benefits from gas fired heating, uPVC double glazing and a modern fitted kitchen.

The accommodation briefly comprises: entrance hall, lounge, kitchen, double bedroom to rear, single bedroom to front and first floor bathroom.









SUMMARY

ENTRANCE HALL with uPVC entrance door and a radiator.

LOUNGE with gas fire in surround, two radiators and uPVC double glazed patio doors.

FITTED KITCHEN with stainless steel sink and drainer unit set in wood effect laminate work surfaces, wall and base units, space for cooker and fridge, plumbing for a washing machine, tiled splashback and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with cupboard housing combination gas boiler leading to:-

REAR DOUBLE BEDROOM with built-in wardrobes and a radiator.

FRONT SINGLE BEDROOM with a radiator.

BATHROOM with white suite of panelled bath with shower over, pedestal wash basin and w.c., part tiled walls and a radiator.

OUTSIDE Lawned garden to rear with patio area. Resident's car parking.

LOCATION

Take the A607 Leicester Road out of Melton Mowbray. Turn left at the second roundabout into Edendale Road and first left again into Tamar Road. Blyth Avenue is the second road on the left and the property can be found approximately 200 yards along on the left-hand side.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band B.

Deposit : £951

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

INTERNET : ADSL and Fibre and Satellite 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 : 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
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

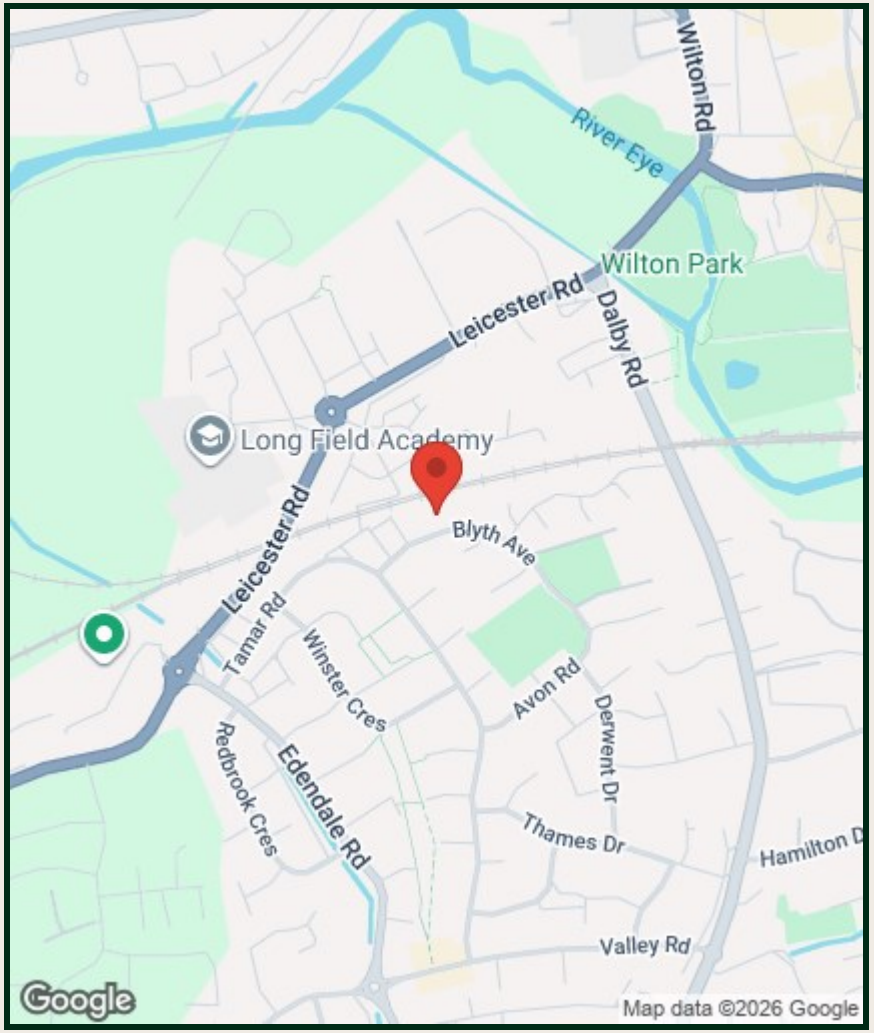
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress
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/
Client Money Protection
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



RENT: £825 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £951

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

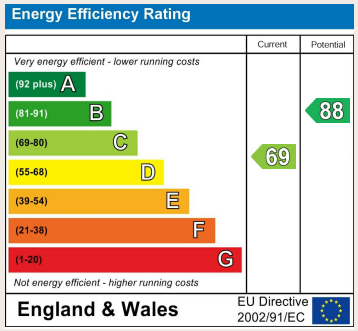
COUNCIL TAX: Melton Borough Council Band B

EPC: This property has an Energy Performance Efficiency Rating Band C.
Ref

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EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



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