

**MELBOURNE**  
Sales & Lets

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## Sales & Lets

**South Street, Melbourne, DE73 8GB**  
**£1,200 PCM**

RENTAL PROPERTY COMING SOON - £1200pcm

CONTACT US NOW!

A well-presented three-bedroom home on South Street, Melbourne, finished to a high standard.

The property features a spacious living and dining area, a modern kitchen, and a downstairs WC. On the first floor, you'll find the main bedroom with an en suite, along with a family bathroom. The second floor offers a large double bedroom and a single room, perfect as a home study or nursery.

Outside, there is off-road parking and an enclosed rear garden with a EV charging point.

Available soon – register your interest.

Council Tax: Your property is in Council Tax Band: TBC

Please note that a guarantor may be required in some circumstances.

Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £276.92

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

Payment Amount

Security deposit £1384.61

First month's rent £1200.00

Less holding deposit £ 276.92

Total payable £2307.69

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
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