



## 47 THE UPLANDS

MELTON MOWBRAY, LE13 0AF

£795 Per month

Part furnished

A well presented and modern two bedroom town house situated in a convenient location within walking distance of the town centre.

The property benefits from gas central heating, uPVC doubled glazed windows and doors and a modern kitchen and has recently undergone a scheme of redecoration with new flooring to the sitting room, bathroom and kitchen.

Further accommodation comprises of a porch, lounge, plus a modern fitted kitchen and fully tiled bathroom with good quality fixtures and fittings. Outside there is a garden to rear and two designated parking spaces and would ideally suit a professional couple or individual.

The property is located close to Melton Park and local amenities include the Waterfield Leisure centre and Melton train station is a 5 minute walk away.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
 Land & Estate Agents, Valuers & Auctioneers



## 2 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE PORCH

with part glazed front door, built in storage/meter cupboard.

### ENTRANCE AREA

with radiator and stairs to first floor.

### LOUNGE

with window and door to rear, and radiator.

### KITCHEN

A fully fitted kitchen comprising of a range of wall and base units, work surfaces, stainless steel sink top, inset electric ceramic hob, electric oven below, cooker hood above and glass splashback, stylish coloured acrylic splashbacks between worktops and wall cupboards, space and plumbing for washing machine, space for fridge, newly installed Worcester Bosch central heating boiler set into cupboard, under cupboard lighting, ceiling spot lights, radiator, window to front, and vinyl flooring.

### LANDING

with loft hatch and airing cupboard.

### BEDROOM ONE

with two windows to front and radiator.

### BEDROOM TWO

with window to rear, radiator and fitted wardrobe.

### BATHROOM

A three piece suite comprising w.c., wash basin and bath, with Triton electric shower above, wall tiling with contrasting border tile, chrome heated towel rail, LED downlights, vinyl flooring.

### OUTSIDE

Paved fully fenced rear garden with side gate Two dedicated parking spaces to the car parking area.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include bathroom and kitchen blinds, curtain poles also included.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band B.

Deposit : £917

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

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : Band D

PETS : ONE SMALL DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a damage rectification clause would be added to the agreement. We would also request the carpets are professionally cleaned prior to end of the tenancy with a pet solution to ensure they are free from any potential dander/fleas etc.

START DATE : This date is a provisional date that is subject to the relevant works being completed within the property, we cannot guarantee that the property will be available as of the specified date.

### 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 £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

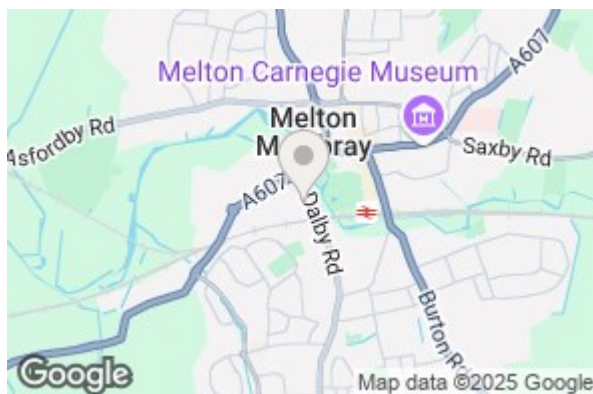
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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.



## TERMS

<b>RENT:</b>	£795 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£917
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	<p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a></p>
<b>REDRESS:</b>	<p>Shouler &amp; 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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a></p>



This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.

County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

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

