



**25 FERNIE AVENUE**  
MELTON MOWBRAY, LE13 0HZ

**£750 Per month**  
Unfurnished

A spacious and well presented TWO BEDROOM mid terrace period property located on a popular residential street situated within walking distance of the town centre. The property has underwent a scheme of refurbishment in 2022 to include new flooring, decor and a newly fitted shower room and also benefits from uPVC double glazing and gas central heating. \*CALL NOW TO ARRANGE YOUR VIEWING\*

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

### RECEPTION ROOM 1 (11.04 x 11.05 ft)

Entered via a Upvc door with ornamental fire with tiled hearth, coving and radiator.

### RECEPTION ROOM TWO (11.06 x 12.01 ft)

with radiator, stairs to first floor landing and coved ceiling.

### KITCHEN

A galley kitchen comprising a range of eye and base level units, laminate work surfaces, freestanding fridge freezer and washing machine (neither to be maintained or replaced by landlord), stainless steel sink, ideal logic wall mounted gas boiler, uPVC door to back garden, radiator, Beko freestanding electric oven, tiled splashbacks, extractor fan and tiled flooring.

### WC

With low flush WC and tiled flooring.

### STAIRWELL AND LANDING

With radiator and loft hatch (loft space not included in tenancy and not to be used).

### BEDROOM ONE (10.05 x 11.03 ft)

A double bedroom with radiator and two built in wardrobes.

### BEDROOM TWO (12.01 x 8.05 ft)

A double bedroom with radiator.

### SHOWER ROOM

Comprising of double walk in shower enclosure with electric shower, ceramic sink pedestal, low flush WC, towel rail, airing cupboard housing immersion tank, marble effect ceramic tile splashbacks and mosaic effect vinyl flooring.

### OUTSIDE

A small concreted yard to the front. To the rear there is a courtyard with coal/store shed and outside tap. (Neighbours have right of way across alleyway). There is also a private garden with slated bed and raised decking area backing onto the old railway line. Parking is via permit only from Leicestershire County Council at a cost of £50 per annum per car.

### LOCATION

To locate the property head out of Melton on Asfordby Road and take the 2nd turning on your right into Quorn Avenue. Proceed down this street and turn right onto Fernie Avenue. The property can then be found on your right hand side with visitors parking available to the car park in the blue bays offering 40 minutes.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds/curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £865

Services : Mains electricity, gas, water and drainage.

Internet : Fibre and ADSL available.

EPC : Band D.

STRICTLY NO PETS PERMITTED.

### 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.

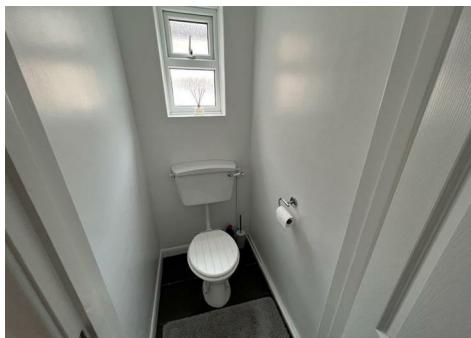
#### Property Redress

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

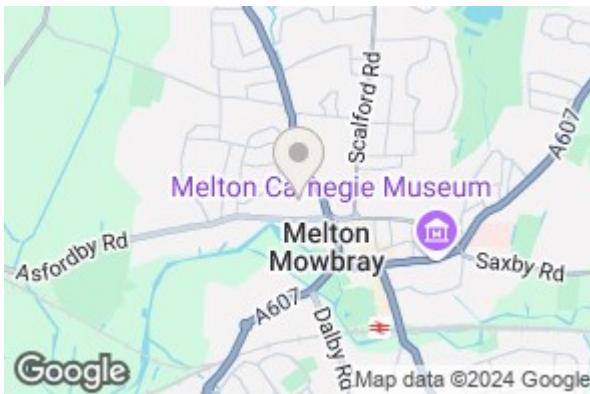
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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.



## TERMS

<b>RENT:</b>	£750 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£865
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band . Ref 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>
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	