



9 WILTON TERRACE

MELTON MOWBRAY, LE13 0UN

£595 Per month
Part furnished

An well presented one bedroom end terraced period property located in the heart of Melton Mowbray. The property benefits from full gas fired central heating, some double glazing, a small rear courtyard to the rear and would ideally suit a professional individual or couple looking for a quaint traditional terraced property.

In brief the property comprises of lounge, breakfast kitchen, double bedroom, bathroom and a small courtyard garden to the rear. Off street parking may be available to the front but this is based on a first come first serve basis.

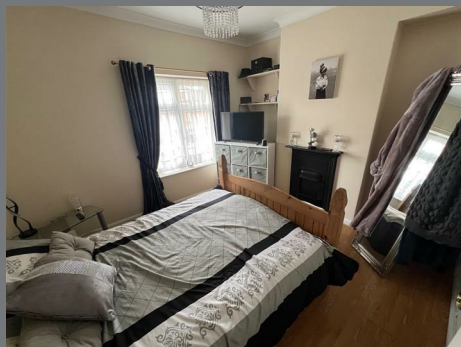
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - End Terrace



Viewing Highly Recommended

ACCOMMODATION

LOUNGE

with bow window, built-in cupboard, radiator and cupboard under the stairs.

BREAKFAST KITCHEN

Fitted kitchen with stainless steel sink unit as set in roll top laminate work surfaces, oak base units and eye height cupboard, oven, fridge, automatic washing machine and a radiator.

DOUBLE BEDROOM

with built-in wardrobe, feature cast iron fireplace, pine double bed (can be removed at request) wood laminate flooring and a radiator.

BATHROOM

Suite comprising of panelled bath with shower attachment, pedestal wash basin, low flush w.c., radiator and Ikon wall mounted gas-fired central heating boiler in airing cupboard

OUTSIDE

To the rear there is a small paved patio yard and a small garden area to front.

TENANCY INFORMATION

The Property is FLEXIBLY FURNISHED and furniture can be removed at request.

Council Tax : Melton Borough Council : Band A.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A PET MAY BE CONSIDERED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM.

LOCATION

To locate the property from the Wilton Lodge office, turn left along Wilton Road and take the first left into the High Street. Wilton Terrace is the first road on the left and the property can be found approximately 100 yards along on the right hand side.

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).

TERMS

RENT:	£595 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£686
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref 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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Melton Mowbray, Leicestershire LE13 1QF

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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) A			
(81-91) B			
(69-80) C			
(55-68) D		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	