



14 MAIN STREET

BURROUGH ON THE HILL, MELTON MOWBRAY, LE14

£875 Per month

Unfurnished

A well presented and spacious TWO bedroom mid terrace period property located in the highly regarded village of Burrough on the Hill. The property is conveniently situated between Melton Mowbray and Oakham and benefits from gas fired central heating, timber double glazing and spacious gardens to the front and rear.

The property comprises of entrance hall, sitting room, kitchen/diner, two spacious bedrooms, bathroom, large front garden and private rear garden.

Ideally situated in a quiet rural village close to both Melton Mowbray and Oakham.

AVAILABLE NOW - SUBJECT TO REFERENCING

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : With stairwell to first floor.

SITTING ROOM : (15.08 x 11.11 ft) With radiator and fire.

DINING ROOM/RECEPTION TWO : (9.11 x 15.08 ft) With radiator and door to under stairs storage cupboard.

KITCHEN : Comprising a range of eye and base level units, wood effect laminate work tops, door to back garden, stainless steel sink, washing machine, electric oven, wood effect flooring, door to small courtyard with brick storage shed.

BEDROOM ONE : (15.08 x 9.10 ft) A double bedroom with radiator.

BEDROOM TWO : (15.08 x 11.11 ft) A double bedroom with radiator and storage closet.

BATHROOM : A three piece suite comprising of ceramic sink pedestal, p-shaped bath with mixer shower, low flush WC, storage with gas fired combi boiler.

OUTSIDE : There is a spacious front cottage garden with further garden to rear situated away from the house with timber garden shed, the garden is mainly laid to lawn. There is on street parking available to the front of the property.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,009

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

Services : Mains electricity, water, gas and drainage.

EPC : E rating.

STRICTLY NO PETS PERMITTED.

LOCATION

To locate the property enter Burrough on the Hill via Main street. At the fork in the road the property can then be found on your left 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).

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

RENT:	£875 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,009
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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