



7 KINGS ROAD
MELTON MOWBRAY, LE13 1QF

£850 Per month
Unfurnished

A fantastic opportunity to reside in this TWO bedroom traditional semi-detached period property conveniently situated within walking distance of the town centre benefitting from gas central heating and partial wood-framed double glazing. This spacious property also offers a wealth of character features and includes two large reception rooms, two double bedrooms and a spacious family bathroom. Outside there is a private, mature lawned garden with patio area and off road parking for several cars to the side.

In brief the property comprises of entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom and a garden to the rear.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with door to front and a radiator.

LOUNGE with bay window to front, open fire with cast iron and ceramic tiled surround, tiled hearth and mantle over, shelves to alcove and a radiator. Folding doors to:

DINING ROOM with ornamental fire (not working or in use) with cast iron and tiled surround with tiled hearth and a wooden mantel, rear patio doors and a radiator.

KITCHEN with a range of wall and base units, worksurface, 1½ stainless steel sink and drainer unit, gas hob with electric oven under, tiled splashback, plumbing for a washing machine, quarry tiled floor, understairs cupboard, door to garden, exposed brickwork and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with exposed wood flooring, feature cast iron fireplace, shelving to alcove and a radiator.

REAR SMALL DOUBLE BEDROOM with a radiator.

BATHROOM with white suite comprising roll top bath, separate shower cubicle, vanity washbasin and a w.c., tiled splashback, fitted cupboards and a radiator.

OUTSIDE Lawned rear garden, Patio, Off road parking.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band B.

Deposit : £980

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.

ONE SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM. A professional carpet cleaning clause and damage rectification clause will be added to the contract.

LOCATION

Take Kings Road off Norman Way. The property is situated on the 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 £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

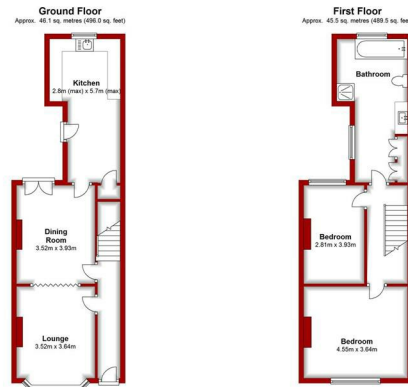
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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:** £850 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £980
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- 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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Total area: approx. 91.6 sq. metres (955.5 sq. feet)

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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			
(39-54) E		39	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	