



## 8 WHITELAKE CLOSE

MELTON MOWBRAY, LE13 0EQ

£875 Per month  
Unfurnished

A spacious THREE bedroom semi detached property located on a popular residential estate on the south of Melton Mowbray. The property benefits from uPVC double glazing, gas fired heating and recent decoration to the walls throughout.

The property comprises of entrance hall, sitting room, dining room, kitchen, three bedrooms, family bathroom, off street parking to the front, front garden and rear garden.

The property is conveniently situated close to local amenities including Spar convenience store and the Cherry Tree Pub.

\*Please note walls to be redecorated in coming weeks\*

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

# 3 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE PORCH with uPVC door to front and meter cupboard.

ENTRANCE HALL with a radiator.

LOUNGE (16'5" x 11'1" max) with electric wall mounted fire and a radiator.

DINING ROOM (11'7" x 7'11") with under stairs cupboard, rear sliding doors and radiator.

KITCHEN with a range of wall and base units, laminate work top, 1½ stainless steel sink and drainer, tiled splashback, plumbing for automatic washing machine, freestanding electric oven and hob, space for fridge freezer and door to rear.

FIRST FLOOR STAIRS AND LANDING with cupboard, leading to:-

FRONT DOUBLE BEDROOM (11'2" x 8'5" min) with fitted wardrobes and a radiator.

REAR DOUBLE BEDROOM (9'3" x 8'5" max) with a radiator.

REAR SINGLE BEDROOM (9'3" x 5'5") with a radiator.

BATHROOM with white suite comprising bath with shower over, washbasin and w.c., tiled floor and splashback.

OUTSIDE Lawned front garden. Lawned rear garden with patio and greenhouse (not to be maintained or replaced by landlord) . 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 : £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 : C rating.

ONE SMALL TO MEDIUM 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

To locate the property, take the A607 Leicester Road out of Melton. After crossing a mini roundabout and the railway bridge, take a left at the next roundabout into Edendale Road. Whitelake Close is the third road on the left and the property can be located 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 £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>	£875 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,009
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band C. 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>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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			
England & Wales		EU Directive 2002/91/EC	