



1C GARDEN LANE
MELTON MOWBRAY, LE13 0SJ

£795 Per month
Unfurnished

A modern end townhouse located on a popular residential street to the north of Melton. The property benefits from full gas-fired central heating, uPVC double glazing and has modern fixtures and fittings throughout. The well equipped kitchen included an integrated hob and oven, fridge freezer and a washing machine. Outside there is a lawned garden and two off road parking spaces to the front. *AVAILABLE TO VIEW FROM EARLY MAY*

The property comprises of sitting room, kitchen, two bedrooms, bathroom and rear garden.

Prior to the commencement of the new tenancy the property will be decorated throughout and new carpet is to be fit to the hall/stairs/landing



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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE with laminate floor and a radiator.

CLOAKROOM with white suite comprising wash basin and w.c., ceramic floor and a radiator.

KITCHEN with sink unit, roll top laminate work surfaces, a range of wall and base units, gas hob, electric oven and cooker hood, integrated fridge freezer, space for washing machine, tiled splashbacks, ceramic floor and a radiator.

STAIRCASE & LANDING leading to:-

FRONT DOUBLE BEDROOM with laminate floor and a radiator.

REAR SINGLE BEDROOM with laminate floor and a radiator.

BATHROOM with white suite comprising wash basin and w.c., heated towel rail, tiled splashbacks and ceramic tiled floor.

OUTSIDE Lawned garden to rear. Paved patio. Two parking spaces.

LOCATION

To locate the property, take the A606 Nottingham Road out of Melton Mowbray. Take the fourth left into Highfield Avenue and at the top of the hill, turn left into Garden Lane. The property can be located immediately on the right hand side.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some window fittings.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : B

Deposit : £917

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

tenancy thereafter.

Services : Mains electricity, water, gas and drainage.

EPC : C

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 £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:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	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: 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			91
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	