



27 BALMORAL ROAD
MELTON MOWBRAY, LE13 1JN

£950 Per month
Unfurnished

A well presented and spacious THREE bedroom semi-detached property located on a popular residential street off of Scalford Road in Melton Mowbray. The property benefits from gas central heating, uPVC double glazing and a modern fitted kitchen. ***CALL NOW TO ARRANGE YOUR VIEWING***

In brief the property comprises of entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and outside the property has off street parking, a good sized rear garden and a garage.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a hardwood door with stairs to landing, radiator and wooden flooring.

KITCHEN

A modern fitted kitchen comprising a range of eye and base gloss white units, wood effect laminate work surfaces, stainless steel sink, freestanding electric oven, space for washing machine, pantry with space for fridge freezer, uPVC door to garden, gas fired wall mounted boiler, tiled splashbacks and wood effect vinyl flooring.

SITTING ROOM (11.10 x 17.00 ft)

With radiator, coal effect gas fire with tiled hearth.

DINING ROOM (9.08 x 9.01 ft)

With radiator and timber bi folding doors to living room area.

LANDING

With loft hatch (loft storage not included or permitted within tenancy)

BEDROOM ONE (10.04 x 12.00 ft)

A double bedroom with radiator and inbuilt wardrobes. (now neutrally decorated)

BEDROOM TWO (14.02 x 10.10 ft)

A double bedroom with storage closet and radiator. (now neutrally decorated)

BEDROOM THREE (7.01 x 7.11 ft)

A single bedroom with radiator.

BATHROOM

A modern suite with low flush WC, sink pedestal, panelled bath with electric shower over, tiled splash backs, radiator and vinyl flooring.

OUTSIDE

To the front there is a small walled garden and off street parking for 1 car. To the rear there is a lawned garden enclosed by panelled fencing. Single detached garage with power and light connected.

LOCATION

Proceed out of Melton on Scafford Road and take the third turning on your left into Conway Drive. At the junction turn left onto Balmoral Road and the property can then be found on your left hand side.

TENANCY INFORMATION

COUNCIL TAX : Melton Council Band C.

DEPOSIT : £1,096

PETS : A small to medium dog may be considered at the landlords discretion at an increased rent of £25 PCM more on the rent. A professional carpet cleaning and damage rectification clause will be added to the tenancy agreement.

UNFURNISHED : To include carpets and some curtains only.

EPC RATING : E.

SERVICES : Mains Gas, Electric, Water and Drainage.

INTERNET : ADSL and Fibre broadband available.

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.

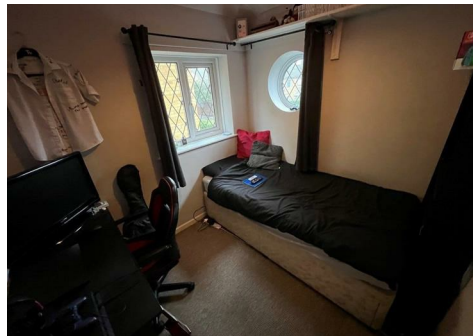
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord 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:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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
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/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

