



9 LIMES AVENUE
MELTON MOWBRAY, LE13 1QL

£695 Per month
Unfurnished

A well-presented and traditional TWO bedroom bay fronted terraced home conveniently located for Brownlow Primary School and other local amenities. The property benefits from neutral decoration throughout and has gas-fired central heating and original timber sash windows.

The accommodation briefly comprises two reception rooms, a kitchen, two double bedrooms and a bathroom. Outside there is a rear yard and parking is available on the street nearby and would ideally suit a professional couple or individual.

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

LOUNGE (12'8" x 11'6" into bay) with ornamental fireplace (not servicable), built-in cupboard, bay window and a radiator.

DINING ROOM (12'2" x 11'6" max) with ornamental fireplace (not servicable), built-in cupboard and a radiator.

KITCHEN with stainless steel sink and drainer unit as set in black roll top laminate work surfaces, a range of wall and base units, tiled splash backs, plumbing for a washing machine, space for an oven, pantry cupboard and a radiator, vinyl flooring.

STAIRCASE AND LANDING with a radiator, leading to:-

FRONT DOUBLE BEDROOM (13'1" x 11'2" max) with built-in wardrobe and a radiator.

REAR DOUBLE BEDROOM (12'3" x 10'4" max) with a radiator.

BATHROOM with white suite comprising panelled bath with shower over, wash basin and w.c., tiled splash backs, cupboard housing Worcester gas-fired central heating boiler and a radiator.

OUTSIDE Brick built store and w.c. Paved yard to rear.

LOCATION

To locate the property, take Thorpe Road out of the town centre. Take the second left into Salisbury Avenue, and second left again into Limes Avenue. The property can be found approximately 50 yards along on the left-hand side, opposite the school.

TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band A.

Deposit : £801

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A SMALL/MEDIUM DOG MAY BE PERMITTED 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 contract.

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:** £695 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £801
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band A
- 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC