



30A VICTORIA STREET
MELTON MOWBRAY, LE13 0AS

£850 Per month
Unfurnished

A well presented and spacious three bedroom terraced house situated in a courtyard development on a sought after street just off Burton Road. The property, which is set back from the road, benefits from gas-fired central heating, a good sized dining kitchen, uPVC double glazing and road parking. To the rear of the house is an enclosed garden. It would provide ideal accommodation for a professional individual, couple or family looking for a property on the south side of Melton.

In brief the property comprises of entrance hall, kitchen/diner, sitting room with double doors to the garden, downstairs WC, three bedrooms, family bathroom and front and rear gardens.

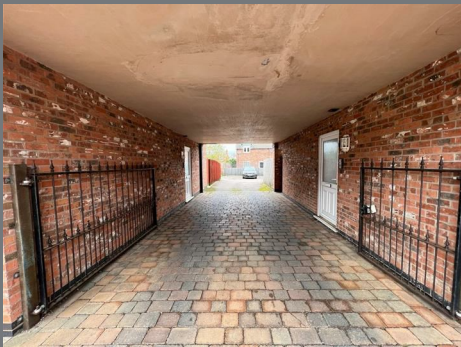
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with uPVC door to front and a radiator.

DINING KITCHEN with stainless steel sink and drainer as set in laminate roll top work surfaces, Stoves electric hob and oven, extractor over, tiled splashbacks, integrated refrigerator, base units and eye height cupboards, plumbing for automatic washing machine, Baxi gas combi heating boiler, under stairs storage cupboard and a radiator.

W.C. with white suite comprising low flush w.c., wash basin, tiled splashbacks and a radiator.

LOUNGE with electric fire with wood surround, uPVC patio doors to rear and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with a radiator.

BATHROOM with white suite comprising panelled bath with shower over, low flush w.c., wash basin, tiled splashbacks and a radiator.

REAR DOUBLE BEDROOM with a radiator. (Carpet to be replaced).

REAR SINGLE BEDROOM with a radiator.

OUTSIDE Enclosed patio yard to front and garden to rear. Off-road parking to the front of property.

LOCATION

To locate the property, take the A606 Burton Road out of Melton. After passing over the railway bridge, continue up the hill. Victoria Street is the third road on the right-hand side and the property can be located on the right-hand side through an archway in between No. 28 and No. 34.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band C.

Deposit : £980

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

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : C rating.

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

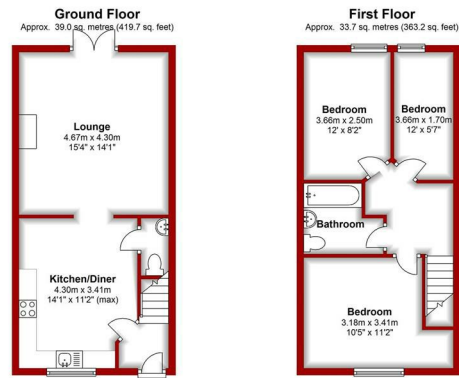
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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 C
- 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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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			88
(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	