



19 DISCOVERY DRIVE
MELTON MOWBRAY, LE13 1NJ

£950 Per month
Unfurnished

A well presented **THREE** bedroom semi detached property located on a sought after residential development on the north side of Melton Mowbray. The property benefits from a modern kitchen and bathroom, ensuite, uPVC double glazing and gas fired central heating. There are 2 off street parking spaces to the front and the property overlooks a communal green.

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

SUMMARY

ENTRANCE HALL : Entered via a composite door, stairs to first floor landing and a radiator.

WC : With low flush WC, ceramic sink, radiator, tiled flooring.

SITTING ROOM : (14.02 x 11.11 ft) A spacious room with radiator and under stair cupboard.

KITCHEN/DINER : (15.03 x 7.11 ft) A modern shaker style kitchen with a range of eye and base level units, wood effect laminate worktops, stainless steel sink with mixer tap, space for washing machine, wall mounted Logic gas combi boiler, gas integrated hob, electric oven, stainless steel splashback and extractor fan, space for fridge freezer, radiator, wood effect vinyl flooring and double patio doors to garden.

LANDING : With store cupboard.

BEDROOM ONE (11.11 x 9.06 ft) A double bedroom with radiator and store cupboard and wall shelving.

ENSUITE : Low flush WC, shower enclosure with mixer shower, ceramic sink pedestal, radiator, tiled walls and vinyl flooring.

BATHROOM : With three piece suite comprising of bath with screen and electric shower, ceramic sink pedestal, low flush WC, radiator, tiled splashbacks and vinyl flooring.

BEDROOM TWO (7.06 x 9.01 ft) A single bedroom with radiator.

BEDROOM THREE/STUDY/NURSERY (5.06 x 7.06 ft) With radiator.

OUTSIDE : To the front the property has off street parking to a driveway for 2 cars and side gated access to the rear garden. To the rear there is an enclosed rear garden with two patio areas and a lawn.

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).

LOCATION

To locate the property take Scafford Road out of Melton Mowbray, opposite John Femeley turn into Brocklehurst Road. Bear left around the bend and continue on this road at the top you will see Discovery Drive and the property can be found overlooking the communal green.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds and curtain poles.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,096

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

Services : Mains electricity, gas, water and drainage.

EPC : Band B.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.



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 B
EPC:	This property has an Energy Performance Efficiency Rating Band B. 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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