



1F EAST END

LONG CLAWSON, MELTON MOWBRAY, LE14 4NG

£850 Per month

Unfurnished

A fantastic opportunity to reside in this two bedroom spacious mid terrace property in the sought after village of Long Clawson.

The property comprises of entrance hall, WC, sitting room, kitchen, two bedrooms, family bathroom, parking space to front and a low maintenance garden to the rear.

The village of Long Clawson benefits from several local amenities to include a pub, convenience store, local surgery and primary school.

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

Entrance Hall : with stairs to first floor landing.

WC ; with WC and sink.

Kitchen : a modern kitchen with built in oven, microwave, fridge/freezer, dishwasher and washing machine. A range of eye and base level units, stainless steel sink and laminate worktops.

Sitting Room : a spacious room with radiator and patio doors leading to garden.

Bedroom One : a double bedroom with radiator and fitted wardrobes.

Bedroom Two : bedroom with radiator.

Bathroom : with four piece suite comprising of low flush WC, sink, shower, panelled bath with tiled splashbacks.

Outside : off street parking space to side and a low maintenance rear garden.

LOCATION

Pass the Rose and Crown on your right hand side and then turn left into The Sands. Proceed down this lane which turn turns into East End and the property can be found directly in front of you with parking to the RHS of the site.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band B

Deposit : £980

Term : A 6 (SIX) 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.

PETS : A small dog may be permitted at the landlords discretion, this would be subject to £25 PCM more on the rent and a professional damage rectification clause will be added to the contract. The carpets would also be expected to be cleaned to ensure they are free from dirt/fleas following vacation.

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:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
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
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			92
(81-91) B		77	
(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	