



19 BELVOIR STREET

MELTON MOWBRAY, LE13 1QA

£750 Per month
Unfurnished

A well-presented TWO bedroom mid terraced townhouse conveniently situated for local amenities including a primary school and supermarket. The property benefits from a new gas-fired central heating boiler, uPVC double glazing throughout and a rear garden. The accommodation briefly comprises of two reception rooms, kitchen, ground floor cloakroom/w.c., two double bedrooms and a bathroom. Outside there is on-road parking to the front and an enclosed lawned garden to the rear with a patio area.

The property would ideally suit a professional individual or couple looking for a traditional property within walking distance of the town centre.

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 (11'5" x 11'1") with original fire surround with gas fire insert and radiator.

DINING ROOM (11'9" x 11'1") with original corner cupboards, radiator and staircase to first floor landing.

KITCHEN (11'11" x 6'11") with a range of solid oak base units, stainless steel sink and drainer unit set in laminate work surfaces, space for an electric oven with extractor fan, space for under counter fridge freezer, tiled splashbacks, tiled flooring and utility area to rear with space for washing machine, new wall mounted gas boiler and door leading to garden.

CLOAKROOM/W.C. with white suite comprising wash basin and w.c., and tiled flooring.

STAIRCASE AND FIRST FLOOR LANDING with loft hatch (not to be used), leading to:-

DOUBLE BEDROOM (14'4" x 11'6") with built-in double and single wardrobes, and a radiator.

DOUBLE BEDROOM (11'9" x 11'3") with built-in double and single wardrobes, and a radiator.

BATHROOM with white suite comprising wash basin, w.c., and a panelled bath, airing cupboard housing immersion heater, radiator and tiled splashbacks.

OUTSIDE On road parking to front. Lawned rear garden with patio. Gated access via a covered walkway

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band A.

Deposit : £865

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 : E rating. (New EPC on order).

STRICTLY NO PETS PERMITTED.

LOCATION

To locate the property, take Thorpe Road (A607) out of the town centre. Belvoir Street is the 5th turning on your left hand side and the property can be found shortly along on your left hand side

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

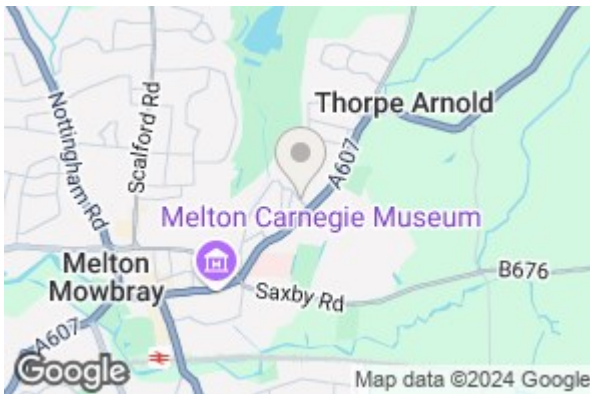
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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:	£750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£865
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band . 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			
(81-91) B			
(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	