



**3A NOTTINGHAM ROAD**  
MELTON MOWBRAY, LE13 0NP

**£950 Per month**  
Unfurnished

A modern well presented and recently decorated FOUR bedroom three storey townhouse situated on a small development of eight dwellings within easy reach of the town centre. The property benefits from full gas-fired central heating, uPVC double glazed and has the added benefit of a study and NEW flooring throughout. The fitted kitchen includes integrated appliances and there are two bathrooms as well as a ground floor w.c. The property also has a low maintenance patio garden to the rear and two dedicated parking spaces.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 4 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with radiator.

CLOAKROOM/W.C. with suite comprising low flush w.c. and wash basin.

LOUNGE with cupboard under stairs, the lounge has a fire and a radiator.

FITTED DINING KITCHEN with patio door to rear, a range of base and wall units with work surfaces, inset stainless steel sink unit, gas hob, built in fridge freezer, electric oven, dishwasher, space for a washing machine and ceramic tiled floor.

STAIRS AND FIRST FLOOR LANDING leading to:-

REAR DOUBLE BEDROOM with a radiator and EN-SUITE BATHROOM with white suite comprising wash basin, low flush w.c., bath with shower over, ceramic tiled floor and chrome towel rail.

STUDY/NURSERY with a radiator.

STAIRS AND SECOND FLOOR LANDING leading to:-

REAR DOUBLE BEDROOM with built-in storage cupboard and a radiator.

FRONT DOUBLE BEDROOM with a radiator.

BATHROOM with white suite comprising low flush w.c., wash basin, bath with shower over and chrome towel rail.

OUTSIDE Fully enclosed garden with gated access to the rear. Two parking spaces.

### 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.

### LOCATION

The property is located on Nottingham Road, less than 100 yards along on the left hand side.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds only.

INTERNET : ADSL and Fibre available.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,096

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

Services : Mains electricity, water, drainage and gas.

EPC : C rating.

Pets : STRICTLY NO PETS PERMITTED.



## TERMS

<b>RENT:</b>	£950 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,096
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	