



**43 MAIN STREET**

KIRBY BELLARS, MELTON MOWBRAY, LE14 2EA

**£695 Per month**

Part furnished

A charming and well presented one bedroom country cottage situated in the popular village of Kirby Bellars. The cottage benefits from gas fired central heating, uPVC double glazing, character features and has a private mature garden to the rear.

Kirby Bellars is a picturesque village with good road links to both Leicester and Melton Mowbray. It has a popular public house called the Flying Childers and would provide ideal accommodation for a professional person or couple.

The property comprises of sitting room, galley kitchen, one double bedroom, bathroom, on street parking and a cottage garden to the rear.

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

# 1 bedroom House



To locate the property, take the A607 Leicester Road out of Melton. On entering Kirby Bellars, turn right into Main Street and the property can be found approximately 200 yard along on the left-hand side.

# Viewing Highly Recommended

## ACCOMMODATION

**ENTRANCE PORCH**  
with uPVC door.

**LOUNGE**  
11'5x11'10

with ornamental fire place (not in service) and ceramic tiled floor, beamed ceilings, radiator and built in corner cupboard.

### KITCHEN

With a stainless steel sink unit as set in beech effect roll top laminate work surfaces, wall and base units, integrated hob and oven, space for under counter fridge, space for washing machine, radiator, wall mounted gas combi boiler, ceramic tiled floor and cupboard under stairs.

### STAIRCASE AND LANDING

with a radiator, leading to:-

### FRONT DOUBLE BEDROOM

11'10 x 11'11  
with a radiator.

### BATHROOM

with white suite comprising: panelled bath with fitted shower over, pedestal wash basin, low flush w.c., radiator and ceramic tiled floor.

### OUTSIDE

Mature enclosed rear garden and small ornamental front garden, on street parking to the front.

### TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band A.

Internet : ADSL and Fibre available.

Deposit : £801

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

tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A SMALL DOG WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

### 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.

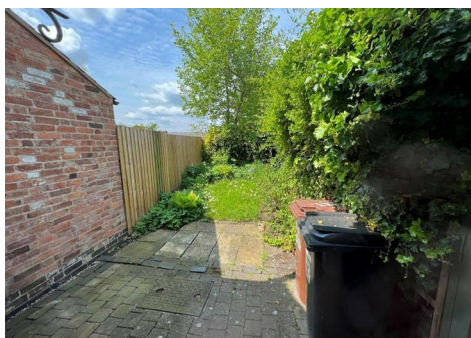
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord 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).



## TERMS

<b>RENT:</b>	£695 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£801
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. 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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