



10A MARKET PLACE
MELTON MOWBRAY, LE13 1XD

£575 Per month
Unfurnished

A three bedroom period townhouse residence located in the heart of Melton Mowbray. The property has updated carpets and benefits from character features such as high ceilings, original doors, coving, timber single glazed sash windows and has gas fired central heating.

The charming town center property is situated across three floors and comprises of entrance hall/stairwell, lounge, kitchen/diner, three bedrooms and a bathroom and would ideally suit a professional individual or couple looking for a convenient location a stones throw away from amenities and the train station.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL/STAIRWELL

Entered via a hardwood door with spiral staircase to first floor landing with store cupboard.

LOUNGE (10.06 x 13.07 ft)

With ornamental fire surround, timber single glazed sash window and panelled radiator.

KITCHEN/DINER (16.06 x 11.08 ft)

A spacious kitchen with a range of eye and base level units, laminate work surfaces, timber single glazed sash window, space for washing machine and fridge freezer, electric freestanding oven, stainless steel sink, wall mounted gas combi boiler, tiled splash back to oven and vinyl flooring.

LANDING

With radiator, sash window, spiral staircase with cupboard.

BEDROOM ONE (12.04 x 4.05 ft)

A single bedroom with sash window, inbuilt wardrobe and radiator.

BEDROOM TWO (10.08 x 8.03 ft)

A double bedroom with sash window, built in cupboard and radiator.

BEDROOM THREE (9.01 x 11.09 ft)

A double bedroom with built in wardrobes, radiator and sash window.

BATHROOM

A three piece suite comprising of low flush WC, sink, panelled bath, radiator, tiled splashbacks, cupboard and vinyl flooring.

IMPORTANT TENANCY INFORMATION

COUNCIL TAX : Melton Council Band A.

PETS : STRICTLY NO PETS PERMITTED.

UNFURNISHED : To include carpets and some net blinds.

EPC RATING : D Rating. Exempt as Grade II listed.

SERVICES : Mains Gas, Electric, Water and Drainage.

VIEWINGS : By appointment with Shouler & Son.

INTERNET : ADSL and Fiber Available.

DEPOSIT : £663

EPC : D.

START DATE : This date is a provisional date that is subject to the relevant works being completed within the property, we cannot guarantee that the property will be available as of the specified date.

LOCATION

The property is to the south east of Melton market place. The entrance door is situated to the left of the Fairtrading Post.

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.

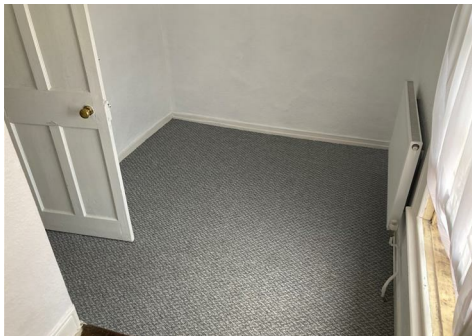
Property Redress

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:	£575 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£663
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	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: 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		59	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	