



## 3 PUMP LANE

ASFORDBY, MELTON MOWBRAY, LE14 3SH

## £750 Per month

Part furnished

A spacious and newly decorated and carpeted two bedroom mid-terraced cottage situated in a quiet street in this popular village three miles west of Melton Mowbray.

The property benefits from new carpets to the bedrooms, new decoration to the walls and woodwork, gas-fired central heating and double glazing.

The accommodation briefly comprises a lounge, kitchen, two double bedrooms and a bathroom. Outside there is a large enclosed rear garden with outbuildings.

Asfordby is a well-served village with a primary school, parade of shops, a public house, several takeaways and a pharmacy.

\*AVAILABLE NOW\*

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



## 2 bedroom House - Mid Terrace



To locate the property, take the A6006 Asfordby Road out of Melton. After passing through Asfordby Hill and Asfordby Valley, continue straight over the roundabout into Asfordby Village. Pass through the village centre (over the mini roundabout) and Pump Lane is the third road on your left-hand side. The cottage is situated at the bottom of the road on your left-hand side.



# Viewing Highly Recommended

## ACCOMMODATION

### LOUNGE (11.11 x 16.00 ft)

with wood effect tiled flooring, windows to front and rear and two radiators.

### KITCHEN/DINER (16.01 x 8.06 ft)

with a range of wall and base units, sink and drainer unit as set in roll top laminate work surfaces, gas hob and electric oven, radiator and space for washing machine and fridge freezer, tiled flooring and door to rear garden.

### STAIRCASE AND FIRST FLOOR LANDING

with airing cupboard housing electric immersion heater, leading to:-

### DOUBLE BEDROOM (12.06 x 16.03 ft)

A large double bedroom with a radiator.

### DOUBLE BEDROOM (12.00 x 10.02 ft)

A double bedroom with a radiator.

### BATHROOM

with white suite comprising panelled bath, pedestal wash basin and w.c, tiled flooring and a radiator.

### OUTSIDE

Enclosed large gravelled garden to rear with path and gateway to shared footpath to rear of cottages. Several outbuildings and on street parking to the front.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets 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.

Services : Mains electricity, gas, water and drainage.

EPC : Band E

Internet : ADSL and Fibre available.

Pets : A dog/cat is considered at the landlords discretion and subject to an increased rent of £25 PCM.

### 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

<b>RENT:</b>	£750 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£865
<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 E. 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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