



19 BURDETT'S CLOSE

GREAT DALBY, LE14 2EN

£950 Per month

Unfurnished

A well-presented and spacious extended THREE bedroom end of terrace occupying a high corner position overlooking the village of Great Dalby.

The accommodation briefly comprises a modern kitchen, dining room with extension to rear, lounge, three bedrooms and a first floor bathroom. Outside there are lawned gardens to three sides, a patio, off-road parking and two external stores. The property has uPVC double glazing and gasfired central heating.

The property would ideally suit a professional individual or couple/family looking for a property in a quiet village location with good links to both Leicester, Loughborough and Market Harborough.

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with front door, oak flooring and a radiator.

LOUNGE (13'6" x 13' max) with bay window to front, cast iron solid fuel burner with stone hearth, corner shelving, wooden flooring and a radiator, open to:- (please note lounge has now been painted in gray colour).

DINING ROOM (15'2" x 8'6" min; opening to 10'4" max) (having rear conservatory extension) with tiled floor, two radiators and French doors to garden.

KITCHEN with a range of modern wall and base units, stainless steel sink and drainer set in a laminate work surface, integrated electric hob and oven with extractor fan over, plumbing for a washing machine and dishwasher, tiled floor and splashbacks, door to patio, central heating boiler and a radiator.

STAIRS AND FIRST FLOOR LANDING with access to loft space (suitable for storage, having a roof light, electricity and a radiator), leading to:-

FRONT DOUBLE BEDROOM (11'10 x 10'2" into wardrobe) with fitted wardrobes and drawers, airing cupboard and a radiator.

REAR DOUBLE BEDROOM (11'3" x 9'3" min) with a radiator.

FRONT SINGLE BEDROOM (8'10" x 8'1"; restricted floor space) with a radiator.

BATHROOM with white suite comprising bath with shower over, vanity wash basin and w.c., tiled floor and walls, heated towel rail and spotlights.

OUTSIDE Lawned gardens to three sides with patio Two outbuildings Off-road parking for two cars.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £1,096

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

Services : Mains electricity, gas, water and drainage.

EPC : Band E

A SMALL DOG OR CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A damage rectification clause will be added to the agreement and we request that the carpets are cleaned at vacation of tenancy to ensure carpets are free from potential dander/fleas etc.

Internet : ADSL and Fibre broadband available.

Viewings : Strictly by appointment with Shouler & Son.

Availability : Subject to the final inspection taking place in early April and any necessary works required.

LOCATION

To locate the property, leave Melton via Dalby Road. On entering the village of Great Dalby, follow the road round until Burdett's Close can be found on your left hand side. No. 19 occupies a corner plot towards the top of the hill on your right-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

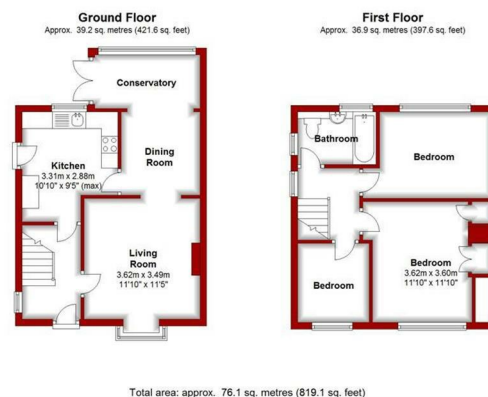
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	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: https://www.gov.uk/find-energy-certificate
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