



8 WEST END

PICKWELL, MELTON MOWBRAY, LE14 2RH

£795 Per month

Part furnished

A well presented and well presented TWO bedroom mid terrace ironstone built period cottage with outstanding views of open countryside located in the sought after village of Pickwell.

The property benefits from modern electric heating throughout, recently installed flooring (2024) uPVC double glazing and gardens to both front and rear of the property.

The property comprises of entrance porch, downstairs bathroom, sitting room, breakfast kitchen, two bedrooms and an attic store room.

The property is conveniently located between both Oakham and Melton and local amenities include the Stilton Cheese Inn public house based in Somerby.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : entered via uPVC door with door to airing cupboard housing the immersion tank and water tank.

DOWNSTAIRS BATHROOM : a three piece suite with panelled bath with electric shower, white tiled splashback, low flush WC, sink, wood effect vinyl floor and electric heater.

BREAKFAST KITCHEN : a range of eye and base level units, laminate work tops, space for electric oven, space for small table, space for washing machine and fridge freezer, stainless steel sink, wood effect vinyl flooring.

SITTING ROOM : with door to rear garden, electric storage heater and open fire.

BEDROOM ONE : a double bedroom with electric heater and stairs to attic room.

BEDROOM TWO : the rear bedroom is a double with elec heater.

ATTIC ROOM : a good sized storage room.

OUTSIDE : a low maintenance rear garden with gravel and decking area overlooking fields. To the front there is a grassed lawn with wood store and parking for one car.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtain poles only.

INTERNET : ADSL broadband only.

Council Tax : Melton Borough Council : Band C.

Deposit : £917

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

Services : Mains electricity, water and drainage.

EPC : E.

ONE SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM. A damage rectification clause will be added to the contract.

LOCATION

To locate the property enter the village of Pickwell from Melton Mowbray and upon entering the village turn right into West End. Follow this road around and then the property can be found on your left 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.

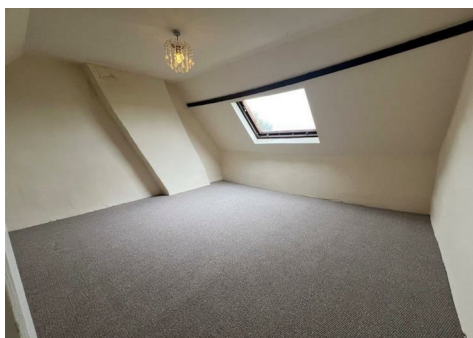
Property Redress

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:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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
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/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

