



**1B GARDEN LANE**  
MELTON MOWBRAY, LE13 0SJ

**£850 Per month**  
Unfurnished

A modern and well presented mid terrace town house located in this popular residential area on the north side of Melton Mowbray.

This energy efficient property benefits from gas central heating, double glazing and modern fixtures and fittings.

Outside there is a lawned garden to the rear and two off-road parking spaces to the front.

The property is conveniently located close to local amenities such as a convenience store and take away and would make an ideal home for a professional individual, couple or family looking for a modern energy efficient home.

(Please note decor may differ to that reflected in the photos shown as photos taken prior to commencement of existing tenancy).

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



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

LOUNGE with laminate floor and a radiator.

CLOAKROOM with low flush w.c., wash basin, towel rail and ceramic floor.

KITCHEN with sink unit, roll top laminate work surfaces, base units and wall cupboards, gas hob, electric oven and cooker hood, integrated fridge freezer, washing machine (no responsibility for maintenance by the landlord) ceramic floor and a radiator.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM with laminate floor and a radiator.

REAR BEDROOM with laminate floor and a radiator.

BATHROOM with white suite comprising panelled bath, shower over, wash basin and splashbacks, w.c., heated towel rail and ceramic tiled floor.

OUTSIDE Lawned garden to rear. Paved patio. Two parking spaces to front.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £980

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

Services : Mains electricity, gas, water and drainage.

EPC : Band B

A small dog permitted at the landlords discretion at £25 PCM more. We request that any carpets are cleaned at vacation to ensure they are free from dander/fleas etc.

Internet : ADSL and Fibre broadband available.

Availability : The property will be available mid July subject to being assessed once the current tenancy ends.

### LOCATION

To locate the property, take the A606 Nottingham Road out of Melton. Take the fourth left turn into Highfield Avenue, and at the top of the hill, turn left into Garden Lane and the property can be located immediately on the 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

<b>RENT:</b>	£850 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£980
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	<p>This property has an Energy Performance Efficiency Rating Band B. Ref</p> <p>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></p>
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