



53 EAGLES DRIVE
MELTON MOWBRAY, LE13 0BA

£795 Per month
Unfurnished

A well-presented two bedroom mid terrace townhouse situated within a cul-de-sac located on the edge of the town.

The property benefits from gas-fired central heating and uPVC double glazed windows and doors.

The accommodation briefly comprises an entrance hall, kitchen, lounge, two bedrooms and a bathroom. Outside there are lawned gardens to the front and rear, and parking is available nearby. The property would provide ideal accommodation for a professional person or couple.

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 with uPVC door to front, radiator and stairs to first floor.

KITCHEN with window to front, a range of base and wall units, integrated electric hob and oven, stainless steel sink, tiled splash backs, plumbing for washing machine and space for fridge freezer and a wall mounted gas combi boiler.

LOUNGE with window and door to rear, laminate flooring, large under stairs cupboard and a radiator.

STAIRS TO FIRST FLOOR LANDING with built-in cupboard, leading to:-

REAR DOUBLE BEDROOM with a radiator.

FRONT SINGLE BEDROOM with a radiator.

BATHROOM with window to front, white suite comprising w.c., wash basin and bath with shower over, tiled splashbacks and a radiator.

OUTSIDE Lawned gardens to front and rear.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : A

Deposit : £917

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

Services : Mains electricity, water, gas and drainage.

EPC : C

PETS : ONE SMALL DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a damage rectification clause would be added to the agreement. We would also request the carpets are professionally cleaned prior to end of the tenancy with a pet solution to ensure they are free from any potential dander/fleas etc.

LOCATION

To locate the property, take the Dalby Road out of the town. After passing Swallowdale School, take the next right into Swallowdale Road, and then left into Eagles Drive. Continue into the left hand cul-de-sac and number 53 will be found at the end on the right.

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).



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 A
EPC:	This property has an Energy Performance Efficiency Rating Band C. 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.

