



**62 DALBY ROAD**  
MELTON MOWBRAY, LE13 0BH

**£775 Per month**  
Unfurnished

A rare opportunity to reside in this two bedroom house forming part of the New Dorian Lodge development off of Dalby Road.

Occupying a quiet and secluded position and being only minutes from the town centre, the accommodation also includes a modern kitchen, lounge/diner, conservatory and a bathroom.

Outside there is a private rear garden as well as full use of the development's communal grounds. The property also has gas central heating, uPVC double glazing and comes with two allocated parking spaces which are accessed via a private driveway off Blyth Avenue.

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 - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with door to front.

KITCHEN (13'8" x 9'1") with a range of cream wall and base units, ceramic sink and drainer unit as set in laminate work surfaces, plumbing for washing machine, tiled splashbacks, wall mounted central heating boiler and a radiator.

LOUNGE/DINER (14'7" x 12'6" max) with electric fire in surround, understairs storage cupboard, radiator, and sliding doors to conservatory.

CONSERVATORY (11'4" x 7'3") of uPVC construction with patio doors opening to the rear garden.

STAIRCASE AND FIRST FLOOR LANDING with airing cupboard leading to:-

REAR DOUBLE BEDROOM (12'5" x 9'11" min) with mirror fronted fitted wardrobes and a radiator.

FRONT SINGLE BEDROOM (12'7" x 6' max) with a radiator.

BATHROOM with white suite comprising bath with shower over, washbasin and w.c, tiled splashbacks, extractor fan and a radiator.

OUTSIDE Private lawned garden with shed and rear access. Use of communal gardens. Private driveway leading to two allocated parking spaces.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £894

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 D.

STRICTLY NO PETS PERMITTED.

Internet : ADSL and Fibre broadband available.

Availability : The property will be available by mid July subject to any necessary works following the vacation of the current tenant.

### LOCATION

To locate the property, leave the town centre via Leicester Road. Turn left at the roundabout onto Edendale Road and left again onto Tamar Road. Turn left onto Blyth Avenue and follow the road round passing the rear entrance to St Francis School on your left. The property is accessed just after the school gates via a private driveway, signposted New Dorian Lodge. There are two visitor parking spaces available when viewing the property.

### 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>	£775 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£894
<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 D.</p> <p>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>
<b>REDRESS:</b>	<p>Shouler &amp; 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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a></p>



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

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

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