23 WELBY ROAD

ASFORDBY HILL, MELTON MOWBRAY, LE14 3RB

£825 Per month

Unfurnished

A great opportunity to reside in this spacious and well presented two bedroom end terrace property located in the sought after village of Asfordby Hill near Melton Mowbray. The property has uPVC double glazing, gas fired heating, and partrial redecoration to the walls The property underwent a scheme of refurbishment in 2024 to include new decoration throughout, new carpets and a new kitchen.

The property comprises of two reception rooms, galley kitchen, two double bedrooms, bathroom, rear courtyard garden and brick outhouse.

Asfordby Hill is a popular village located 3 miles out of Melton and has the benefit of a primary school and has good links to both Leicester and Loughborough.

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
SITTING ROOM ONE : (10.09 x 13.01 ft) Entered via a hardwood door to the front reception room with tiled flooring, radiator and stairs to first floor landing.

SITTING ROOM TWO : (11.05 x 13.11 ft) Middle reception room with radiator, tiled flooring.

KITCHEN : (12.09 x 8.00 ft) a refitted galley kitchen comprising of a range of shaker grey eye and base level units, wood effect laminate work surfaces, ceramic sink, electric integrated oven, gas integrated hob, space for washing machine and space for dishwasher, space for fridge freezer, bevel edge tiling, radiator, wood effect tile flooring and uPVC door to rear garden .

LANDING : with window and loft hatch (loft not to be used).

BEDROOM ONE : (10.11 x 13.01 ft) a double bedroom with radiator.

BEDROOM TWO : (10.02 x 11.05 ft) a double bedroom with radiator.

BATHROOM : a three piece suite with bath and mixer shower over, ceramic sink, low flush WC, radiator, tiled splashbacks and flooring, cupboard housing gas fired combi boiler.

OUTSIDE : there is on street parking to the front and to the rear there is a low maintenance rear courtyard garden with brick built outhouse with WC. Situated away from the property there is a brick built coal/store house.

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

Council Tax : Melton Borough Council : Band A.

Deposit : £951

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

Services : Mains electricity, water, gas and drainage.

EPC : D.

PETS : ONE SMALL TO MEDIUM DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

DIRECTIONS
To locate the property take the A6006 out of Melton. At the first roundabout turn right and then take the 1st left into Welby Road. The property is situated 100 yards 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 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).

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.

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TERMS

RENT:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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Melton Mowbray, Leicestershire LE13 1QF

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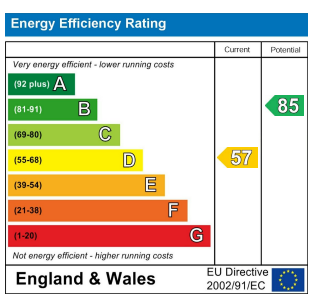
EPC: This property has an Energy Performance Rating. A copy is available upon request.



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