



55 WYMONDHAM WAY
MELTON MOWBRAY, LE13 1HX

£925 Per month
Unfurnished

A great opportunity to reside in this well-presented three bedroom semi-detached home situated in a popular area of the town close to the country park.

The property has neutral décor throughout, under floor heating to the kitchen, recessed spotlights, gas-fired central heating and uPVC double glazing.

The accommodation briefly comprises a lounge, high quality fitted kitchen/diner, two double bedrooms, a further single bedroom, and a modern bathroom. Outside there is a low maintenance garden to the rear and a driveway to the front.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with uPVC door to front, wood flooring and a radiator.

LOUNGE (13.8 x 12.03 ft) with recessed spotlights, wood flooring, under stairs cupboard and a radiator.

DINING KITCHEN (15.02 x 10.01 ft) with a range of modern wall and base units, ceramic sink and drainer unit set in wooden work surfaces, plumbing for a washing machine, integrated ceramic hob with electric fan assisted oven under and extractor hood over, integrated dishwasher, tiled flooring and splashbacks, recessed spotlights, door opening to garden and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

REAR DOUBLE BEDROOM (11.10 x 8.06 ft) with recessed spotlights and a radiator.

FRONT DOUBLE BEDROOM (11.10 x 8.05 ft) with recessed spotlights and a radiator.

FRONT SINGLE BEDROOM (9.1 x 6.8 ft) with fitted cupboard and a radiator.

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

OUTSIDE Gravelled front garden with off-road parking to side. Low maintenance garden to rear with patio and shed.

LOCATION

To locate the property, take Scafford Road out of Melton town centre. Towards the top of the hill, turn right onto Wymondham Way. Follow the road round and number 55 can be found on your left hand side.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band B

Deposit : £1,067

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

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : C

PETS : Strictly no pets permitted.

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.



TERMS

RENT:	£925 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,067
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	<p>This property has an Energy Performance Efficiency Rating Band C.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
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