



55 WYMONDHAM WAY
MELTON MOWBRAY, LE13 1HX

£895 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 : £1,032

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.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

DISCLAIMER

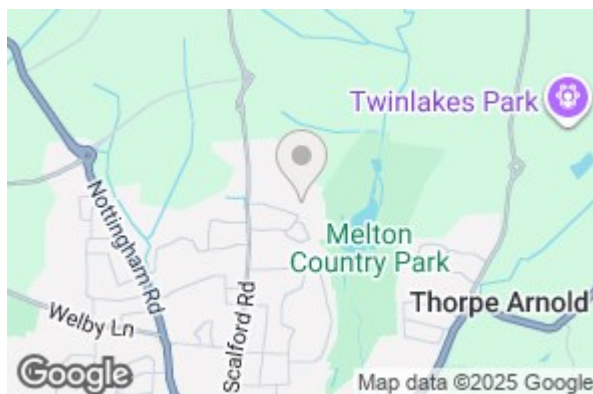
TENANT FEES

Upfront Applicant and Referencing Fees - Nil.



TERMS

RENT:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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
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/



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