



30 VICTORIA STREET
MELTON MOWBRAY, LE13 0AS

£865 Per month
Unfurnished

A well presented three bedroom end terraced house situated on a popular street off Burton Road.

The property is set back from the road behind gates and benefits from a recently installed gas fired combi boiler, uPVC glazing, off street parking and a low maintenance rear garden.

The accommodation comprises of a dining kitchen, good sized lounge, plus a bathroom with white suite. There is an enclosed, low maintenance garden to the rear and off-road parking is available.

The property has good links to both Oakham and Melton and is a 10 minute walk to Melton train station which offers links to Oakham, Stamford, Peterborough, Cambridge, Birmingham and Leicester.

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with uPVC door to front and a radiator.

DINING KITCHEN (15' x 11') with a range of wall and base units, stainless steel sink and drainer unit as set in laminate roll topwork surfaces, electric oven, ceramic electric inset hob, extractor hood over, tiled splashbacks, integrated fridge, space for a freestanding fridge freezer, plumbing for a washing machine, wall mounted Worcester Bosch gas boiler, radiator, windows to front and side and under stairs storage cupboard.

CLOAKROOM/W.C. with white suite comprising w.c., corner wash basin, tiled splashback, extractor fan and a radiator.

LOUNGE (15'4" x 14'2") with electric fire and wood surround, radiator and uPVC patio doors leading to rear patio.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (11'6" x 11'2" max) with fitted wardrobe and cupboard, window to front and a radiator.

REAR DOUBLE BEDROOM (12' x 8'3" max) with fitted wardrobe, window to rear and a radiator.

REAR SINGLE BEDROOM (12' x 5'9" max) with window to rear and a radiator.

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

OUTSIDE Enclosed walled garden to rear with gravel and patio area. Off-road parking.

LOCATION

Take Burton Street out of Melton and continue up the hill. Victoria Street is the third road on the right, and the property can be located on the right hand side through an archway in-between No. 26 and No. 34.

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.

IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band C

Deposit : £998

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

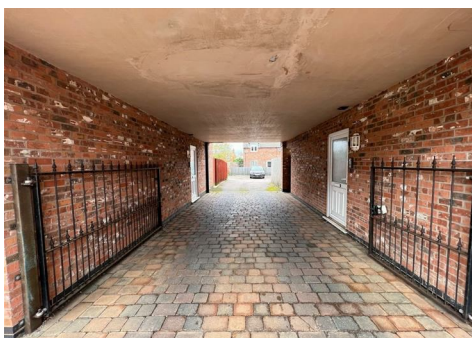
Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : C

PETS : Strictly no pets permitted.

AVAILABILITY : Subject to the final inspection.



TERMS

RENT:	£865 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£998
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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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