



2 BRADGATE LANE

ASFORDBY, MELTON MOWBRAY, LE14 3YD

£625 Per month

Part furnished

A well presented ONE bedroom cottage located in the heart of the sought after village of Asfordby.

The property benefits from uPVC double glazing, full gas-fired central heating and a front garden, the village also has many local amenities to include pharmacy, village shop, public house, primary school and several restaurants.

The cottage would form an ideal home for a single professional person or couple looking for a quaint cottage with good road links to both Oakham, Loughborough and Melton.

The accommodation briefly comprises lounge, kitchen, double bedroom and a bathroom. Outside there is a gravelled yard to the front and parking is available via allocated parking to the side.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE with a TV aerial socket, telephone socket, half pine table with chair, cupboard under stairs, and a radiator.

KITCHEN with stainless steel sink unit as set in roll top laminate work surface, a range of wall and base units, tiled splashbacks, electric cooker, fridge, washing machine, a radiator, and tiled flooring.

STAIRCASE & LANDING leading to:-

FRONT DOUBLE BEDROOM with dressing unit, freestanding wardrobe, and a radiator.

BATHROOM with panelled bath, pedestal wash basin, w.c., tiled splashbacks and a radiator. (Access to loft not to be used by tenants).

OUTSIDE Boiler room with wall mounted gas-fired central heating boiler. Gravelled yard to front. Allocated parking to side of chip shop.

LOCATION

To locate the property take the A6006 Asfordby Road out of Melton, at the start of the Asfordby Bypass take the first exit for the village. Bradgate Lane is the third road on the right hand side and the property is the first house on the right hand side.

IMPORTANT TENANCY INFORMATION

The Property Is FLEXIBLY FURNISHED to include CARPETS, CURTAINS and ITEMS OF FURNITURE STATED IN SUMMARY. (These can be removed at a tenants request prior to the commencement of a new tenancy).

Council Tax : Melton Borough Council : Band A.

Deposit : £721

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A SMALL PET MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

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.

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.

TERMS

RENT:	£625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£721
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
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/



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

Tel: 01664 560181

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lettings@shoulers.co.uk

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

