



233 SCALFORD ROAD
MELTON MOWBRAY, LE13 1LA

£950 Per month
Unfurnished

A well presented **THREE** bedroom traditional **SEMI-DETACHED** residence situated on the north side of the town close to the Melton Country park. The spacious property benefits from uPVC double glazing, gas-fired central heating and a large mature rear garden.

The accommodation briefly comprises entrance hall, two reception rooms, modern fitted kitchen, three bedrooms and a fitted family bathroom. Outside there is an enclosed rear garden with patio area, brick built store house, driveway, and an integral single garage.

The property benefits from being close to John Ferneley High School and the Melton Country Park.

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 under stairs storage cupboard, radiator, and stairs to first floor landing.

LOUNGE (11.9 x 11.0 ft) with a radiator.

DINING ROOM (11.0 x 12.3 ft) with a radiator.

KITCHEN (8.5 x 5.11 ft) with a range of wall and base units, stainless steel sink and drainer unit as set in roll top work surfaces, space for washing machine, space for oven, space for fridge freezer, overhead extractor fan, radiator, tiled splashbacks and door to back garden.

STAIRS TO FIRST FLOOR LANDING with loft hatch access (not to be used) leading to:-

DOUBLE BEDROOM (11.7 x 11.0 ft) with a radiator.

DOUBLE BEDROOM (12.3 x 11.2 ft) with a radiator.

SINGLE BEDROOM (7.6 x 5.11 ft) with a radiator.

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

OUTSIDE : Lawned area to the front. Lawned garden to the rear with a patio area. Brick store house. Single integral garage with up and over door. Driveway providing off-road parking for two cars.

LOCATION

To locate the property, take Scafford Road out of Melton Mowbray and proceed along this road for about ¾ mile. The property is situated on your left hand side after passing Melbray Drive.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS and CURTAINS ONLY.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,096

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.

STRICTLY NO PETS PERMITTED.

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).



TERMS

RENT:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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/



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

