



48 ELGIN DRIVE
MELTON MOWBRAY, LE13 1TG

£925 Per month
Unfurnished

A well-presented two bedroom semi-detached bungalow situated on a corner plot in a quiet cul-de-sac location within walking distance to the town centre.

The property benefits from modern fixtures and fittings and has uPVC double glazing, and gas-fired central heating.

The accommodation briefly comprises a kitchen/diner, utility room, a large lounge, conservatory, two double bedrooms and a bathroom. Outside there is a large garden to the rear, a single garage and a driveway providing off-road parking for two vehicles.

Melton is a thriving market town with good transport links to Nottingham, Loughborough and Leicester. The property is located close to Lidl superstore and is a 5 minute walk into town.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Bungalow - Semi Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE (16.5ft x 9ft) with an electric fire, and a radiator.

KITCHEN/DINER (13ft x 9ft) with a range of wall and base units, stainless steel sink unit, wooden worktops, built in oven and hob, integrated fridge/freezer, integrated dishwasher (not to be maintained by landlord), extractor fan, and tiled splashbacks.

INTERNAL HALL with a radiator.

DOUBLE BEDROOM (13.7ft x 10.6ft) with fitted wardrobes, and a radiator.

DOUBLE BEDROOM (9.10ft x 8.8ft) with a door leading to the conservatory, and a radiator.

BATHROOM (6.3ft x 5.5ft) with a w.c., pedestal wash basin, large walk in shower cubicle with mixer shower, and a heated towel rail.

CONSERVATORY (10ft x 10ft) with uPVC windows, and a door leading to the garden.

UTILITY ROOM with power and light connected.

OUTSIDE Driveway providing off-road parking for two cars. Single garage. Large paved garden to the rear.

LOCATION

Take Scafford Road out of Melton, take the first right onto Elgin Drive and then turn into the third cul-de-sac on your right. The property is situated in the corner to your right

IMPORTANT TENANCY INFORMATION

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

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.

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : D rating.

STRICTLY NO PETS PERMITTED.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No pets permitted and no business use.

Flood/Erosion Risk: None to report.

Planning Permissions : NA

Accessibility: Accessible as ground floor.

Construction: Brick under tile roof.

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.



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:	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.

