



**21 FISHER DRIVE**  
MELTON MOWBRAY, LE13 0XN

**£1,000 Per month**  
Unfurnished

A well presented TWO bedroom semi detached residence located on the Avant Homes Development on the South Side of Melton off of Leicester Road. The property benefits from uPVC double glazing, gas fired heating, modern kitchen with quartz work surfaces and an ensuite to the master bedroom.

In brief the property comprises of entrance hall, WC, sitting/dining room, kitchen, two bedrooms, ensuite, master bathroom, rear garden and off street parking to the front for 2 cars.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
**www.shoulers.co.uk**



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## 2 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL :** The property is entered via a uPVC composite door to entrance hall with radiator, stairs to first floor landing and karndean flooring

**WC :** With low flush WC, ceramic sink pedestal, heated towel rail.

**KITCHEN :** (1.87m x 1.69m ) A modern shaker style kitchen comprising a range of eye and base level units, quartz worktops, recessed stainless steel double sink with mixer tap, space for washing machine, integrated electric oven, integrated gas hob, stainless steel extractor fan, space for large freestanding fridge freezer, ceiling spotlights and karndean flooring.

**SITTING ROOM :** (4.89m x 3.98m) A spacious sitting room with radiator, double doors opening out onto garden and storage cupboard.

**LANDING :** with radiator and loft access hatch (loft not to be used as not boarded).

**BEDROOM ONE :** (3.98m x 4.02m at widest point) with radiator and door to ensuite.

**ENSUITE :** With large shower enclosure with mixer shower, ceramic sink, low flush WC with concealed cistern, radiator and spotlights.

**MASTER BATHROOM :** A modern suite with panelled bath, low flush WC with concealed cistern, sink pedestal, heated towel rail and spotlights.

**BEDROOM TWO :** (2.4m x 3.98m at widest point) A double bedroom with radiator and storage cupboard.

**OUTSIDE :** To the front there is a off street parking via tarmac driveway with parking for 2 cars. To the rear there is a garden with elevated lawn area, patio seating area all enclosed by panelled fencing.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtain poles only.

**Council Tax :** Melton Borough Council : Band B (TO BE CONFIRMED)

**Deposit :** £1,153

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

**Services :** Mains electricity, gas, water and drainage.

**EPC :** B.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

**INTERNET :** ADSL and Fibre broadband available.

**VIEWINGS :** Strictly by appointment with Shouler & Son only.

**Holding Deposit :** Equivalent of one weeks rent inc VAT.

**Restrictions:** No business use.

**Flood/Erosion Risk:** None to report.

**Planning Permissions :** NA

**Accessibility:** Stairs to first 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



## TERMS

<b>RENT:</b>	£1,000 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,153
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	<p>This property has an Energy Performance Efficiency Rating Band B. Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a></p>
<b>REDRESS:</b>	<p>Shouler &amp; 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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a></p>



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