



11 AVON ROAD
MELTON MOWBRAY, LE13 0EJ

£895 Per month
Unfurnished

A fantastic opportunity to reside in this three bedroom semi detached property located on a popular residential estate on the south side of Melton Mowbray. The property benefits from uPVC double glazing and a modern gas fired combi boiler.

The property comprises of entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom and outside there is off street parking to the front and a rear garden.

The property would be ideally suited for a professional individual or couple looking for a property with good links to both Oakham 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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via composite door with cupboard housing electric and gas meters, radiator and stairs to landing.

SITTING ROOM : (10.11 x 12.10 ft) with radiator, electric fire and archway to dining area.

DINING ROOM : (7.10 x 12.00 ft) with laminate flooring and radiator.

KITCHEN : (5.10 x 11.07 ft) a galley kitchen with a range of eye and base units, wood effect laminate worktops, Worcester Bosch combi boiler, integrated gas hob and electric oven, stainless steel extractor fan, tiled splashbacks and tiled floor with door to garden.

CONSERVATORY : with electric heater, laminate flooring and door to back garden.

LANDING : with airing cupboard.

FRONT DOUBLE BEDROOM : (8.04 x 11.00 ft) with radiator and built in wardrobe.

REAR SINGLE BEDROOM : (5.04 x 9.02 ft) with radiator.

REAR DOUBLE BEDROOM : (8.05 x 9.02 ft) with radiator.

BATHROOM : with low flush WC, sink pedestal, bath with shower over, heated towel rail, wood effect vinyl floor and tiled splashbacks.

OUTSIDE : To the front there is a driveway with off street parking, side access to rear garden. The rear garden is mainly laid to lawn with patio area. Garden shed (shed not to be maintained or replaced by landlord).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS and SOME CURTAINS and BLINDS ONLY.

Council Tax : Melton Borough Council : Band B.

Internet : ADSL or Fibre available.

Deposit : £1,032

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

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 : No developments. Please check www.melton.gov.uk for any necessary planning consents.

Accessibility: First floor accessed via stairs.

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

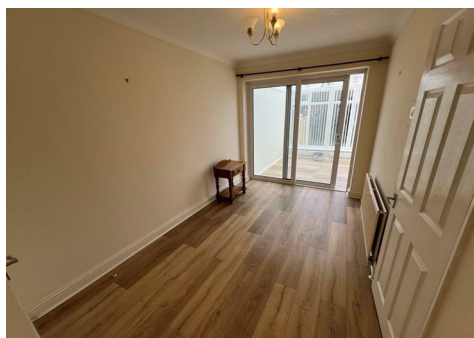
Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.



TERMS

RENT:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	<p>This property has an Energy Performance Efficiency Rating Band D.</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>
REDRESS:	<p>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/</p>



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