



2C BROOK STREET
MELTON MOWBRAY, LE13 1AB

£750 Per month
Part furnished

A well-presented bay fronted two bedroom town house situated within easy reach of the town centre, benefitting from gas-fired central heating and uPVC double glazing, the accommodation briefly comprises lounge, kitchen, ground floor w.c./cloakroom, two double bedrooms and a bathroom. Outside there is a low maintenance gravel garden as well as communal outside area. There is also a residents parking area available nearby.

The property would ideally suit a professional couple or individual looking for a modern efficient property conveniently situated close to the town centre.

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



To locate the property, take Thorpe End out of the town centre. Turn right at the major set of traffic lights, and immediately turn right onto Brook Street. Number 2c is the third property on your right-hand side.

Viewing Highly Recommended

ACCOMMODATION

LOUNGE

with entrance door, bay window to front, wood flooring and a radiator.

INNER HALL

with tiled floor

CLOAKROOM/W.C.

with white suite comprising wash basin and low flush w.c., tiled splashback and an extractor fan.

KITCHEN

with a range of modern wall and base units with stainless steel handles, stainless steel sink and drainer set in a laminate work surface, CDA gas hob with electric fan assisted oven under, pull out extractor hood, tiled floor and splashbacks, space for a fridge/freezer, plumbing for automatic washing machine, halogen spotlights and a radiator.

STAIRS AND FIRST FLOOR LANDING

leading to:-

FRONT DOUBLE BEDROOM

with a radiator.

REAR DOUBLE BEDROOM

with a radiator.

BATHROOM

with white suite comprising wash basin, w.c. and a bath with shower over, tiled floor and splashbacks, halogen spotlights and a heated towel rail.

OUTSIDE

Low maintenance gravelled garden with rear access. Use of communal garden with bin store and bike racks. Residents' non allocated parking is available nearby.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band B.

Deposit : £865

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

Services : Mains electricity, water, gas and drainage.

EPC : Band C.

STRICTLY NO PETS PERMITTED.

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.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

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/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

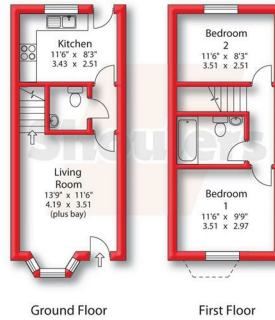


TERMS

- RENT:** £750 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £865
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- EPC:** This property has an Energy Performance Efficiency Rating Band C.
Ref
A full copy of the EPC is available upon request or can be downloaded from: <https://www.gov.uk/find-energy-certificate>
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Fountain Row
2c Brook Street
Approx Gross Floor Area = 652.2 Sq. Feet
= 60.5 Sq. Metres



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	