



**113 THORPE ROAD**  
MELTON MOWBRAY, LE13 1SF

**£925 Per month**  
Part furnished

A well presented FOUR bedroom spacious traditional mid terraced villa located on a popular residential street close to the town centre. The property benefits from recently installed double glazing, gas central heating, character features throughout and briefly comprises entrance hall, lounge/dining room, kitchen, utility, four bedrooms, bathroom and rear an enclosed rear garden.

The property has a good sized rear garden with on road parking to the front and is ideally situated within walking distance to the town centre.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



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



# 4 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with radiator, laminate flooring and stairs to first floor landing.

### LOUNGE/DINER

25'02 x 11'07

an open plan room with ornamental fire, bay window to front, radiators, laminate flooring and covered ceilings.

### KITCHEN

Comprising a range of eye and base level units, wood effect laminate work surfaces, range oven, ceramic Belfast sink, pantry, door to garden and laminate flooring.

### UTILITY

with space for a washing machine, laminate work surfaces, space for fridge freezer and wall mounted gas fired combi boiler.

### BEDROOM ONE

12'04 x 9'02

A double bedroom with ornamental fire and radiator.

### BEDROOM TWO

9'02 x 5'08

A single bedroom with radiator.

### BEDROOM THREE

12'05 x 8'06

Double bedroom with radiator and built in wardrobe.

### BEDROOM FOUR

8'07 x 7'05

A single bedroom with radiator.

### BATHROOM

A three piece suite comprising of low flush WC, sink, panelled bath (enamelled) with electric shower over, tiled splashbacks, vinyl flooring and radiator.

### STORE ROOM

To the third floor there is a store room with power, light and a velux window.

### OUTSIDE

To the front there is on road parking available and a small gravelled front garden. To the rear there is a garden mainly laid to lawn with patio area and a timber shed, all enclosed by walling.

### LOCATION

To locate the property take Thorpe Road (A607) out of Melton Mowbray. The property can then be found on your left hand side just after passing the turning for Stafford Avenue on your left.

NO OFF ROAD PARKING AVAILABLE.

### 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.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets some Blinds and some Curtains.

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.

Services : Mains electricity, water, gas and drainage.

EPC : D rating.



## TERMS

<b>RENT:</b>	£925 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,067
<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 D.</p> <p>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>
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