



3 BUTTERMERE CLOSE

MELTON MOWBRAY, LE13 0LT

£895 Per month
Unfurnished

A well-presented two bedroom mid terrace property located on a popular residential estate within walking distance to local amenities.

The accommodation briefly comprises an entrance hall, ground floor cloakroom/w.c., lounge, kitchen, two bedrooms and a bathroom. Outside the property has off-street parking and a low maintenance garden to the rear. The property also has gas-fired central heating and uPVC double glazing.

The property is situated off of Leicester Road and is close to Aldi Store, Longfield School and the town centre park.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with vinyl flooring.

CLOAKROOM/W.C. with white suite comprising w.c. wash basin, and a radiator.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in laminate worksurfaces, integrated gas hob with extractor fan over, integrated electric oven, space for washing machine and fridge freezer, wall mounted gas boiler, tiled splash backs and vinyl flooring.

LOUNGE with electric fire in wooden surround, stairs to first floor landing, patio doors to garden and two radiators.

STAIRS AND FIRST FLOOR LANDING with access to loft hatch (not to be used), leading to:-

DOUBLE BEDROOM with a radiator.

DOUBLE BEDROOM with airing cupboard housing hot water cylinder and a radiator.

BATHROOM with white suite comprising wash basin, w.c. and bath with mixer shower over, radiator, tiled splash backs and vinyl flooring.

OUTSIDE One allocated parking space. Outhouse. Low maintenance rear garden.

PROPERTY INFORMATION

Council Tax : Melton Council . Band B.

Tenure : Freehold. Vacant possession on completion.

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

Internet : ADSL and Fibre available.

Viewings : Strictly by appointment with Shouler & Son.

IMPORTANT PROPERTY INFORMATION

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

Council Tax : Melton Borough Council : Band B

Deposit : £1,032

Term : An assured period tenancy is offered with a notice period of 2 months.

Services : Mains electricity, gas, water and drainage.

EPC : C

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 : None to report.

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)

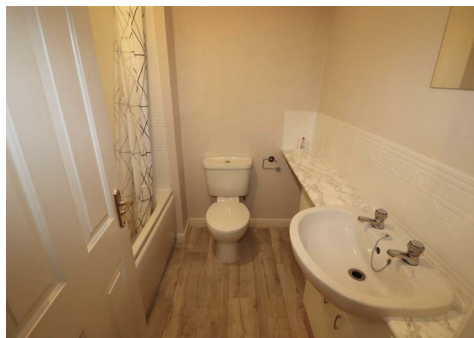
During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

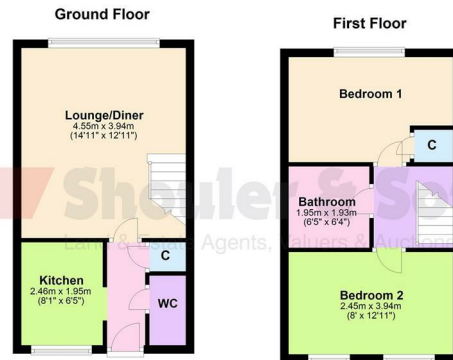
Installation of cable/satellite

Subscription to cable/satellite supplier



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:** 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>
- 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/>



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.

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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			90
(81-91) B			
(69-80) C		72	
(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	