

55 WYMONDHAM WAY

MELTON MOWBRAY, LE13 1HX

£925 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

3 bedroom House - Semi-Detached





A great opportunity to reside in this well-presented three bedroom semi-detached home situated in a popular area of the town close to the country park.

The property has neutral décor throughout, under floor heating to the kitchen, recessed spotlights,
gas-fired central heating and uPVC double glazing.

The accommodation briefly comprises a lounge, high quality fitted kitchen/diner, two double bedrooms, a further single bedroom, and a modern bathroom. Outside there is a low maintenance garden to the rear and a driveway to the front.









SUMMARY

ENTRANCE HALL with uPVC door to front, wood flooring and a radiator.

LOUNGE (13.8 x 12.03 ft) with recessed spotlights, wood flooring, under stairs cupboard and a radiator.

DINING KITCHEN (15.02 x 1001 ft)) with a range of modern wall and base units, ceramic sink and drainer unit set in wooden work surfaces, plumbing for a washing machine, integrated ceramic hob with electric fan assisted oven under and extractor hood over, integrated dishwasher, tiled flooring and splashbacks, recessed spotlights, door opening to garden and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

REAR DOUBLE BEDROOM (11.10 x 8.06 ft) with recessed spotlights and a radiator.

FRONT DOUBLE BEDROOM (11.10 x 8.05 ft) with recessed spotlights and a radiator.

FRONT SINGLE BEDROOM (9.1 x 6.8 ft) with fitted cupboard and a radiator.

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

OUTSIDE Gravelled front garden with off-road parking to side. Low maintenance garden to rear with patio and shed.

LOCATION

To locate the property, take Scalford Road out of Melton town centre. Towards the top of the hill, turn right onto Wymondham Way. Follow the road round and number 55 can be found on your left hand side.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band B

Deposit : £1,067

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : C

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Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. See www.melton.gov.uk/planning

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

Tenant protection
Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

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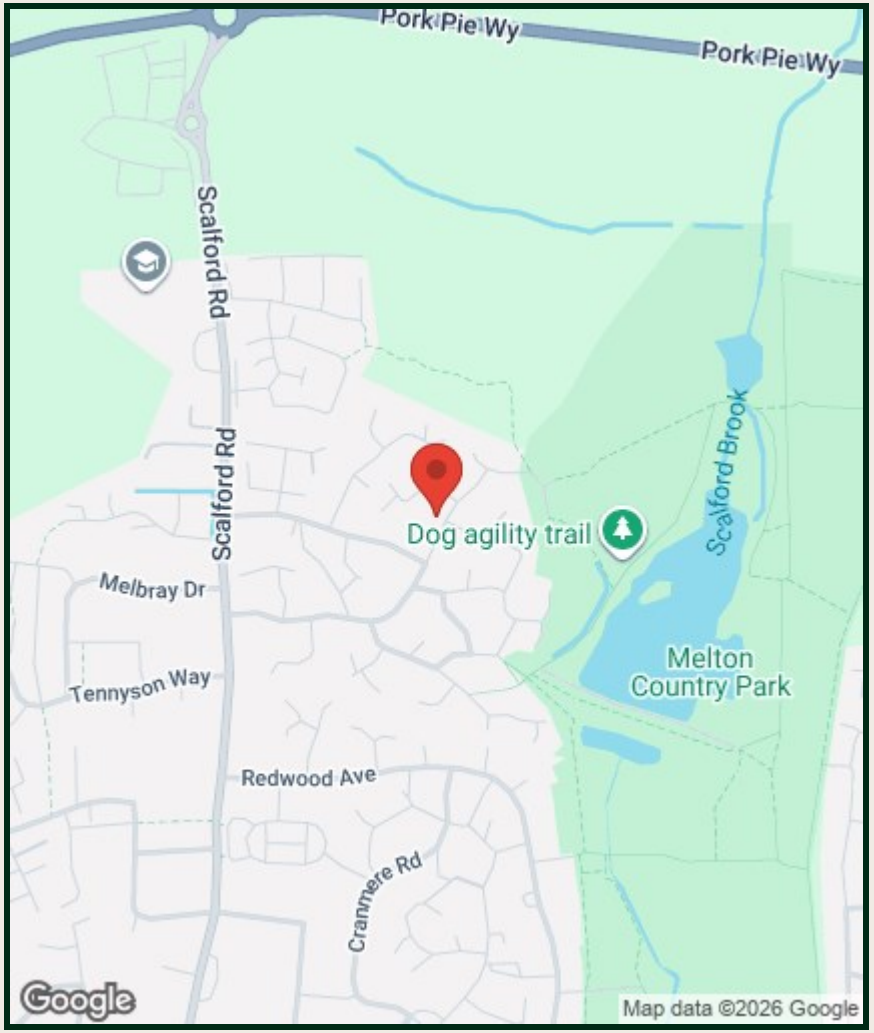
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DISCLAIMER

TENANT FEES



RENT: £925 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,067

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

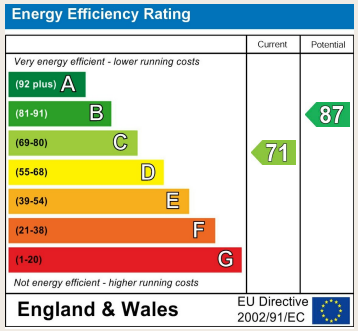
COUNCIL TAX: Melton Borough Council Band B

EPC: This property has an Energy Performance Efficiency Rating Band C.
Ref

REDRESS: Shoulers LLP 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/

EPC: 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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