



53 EAGLES DRIVE
MELTON MOWBRAY, LE13 0BA

£825 Per month
Unfurnished

A well-presented two bedroom mid terrace townhouse situated within a cul-de-sac located on the edge of the town.

The property benefits from gas-fired central heating and uPVC double glazed windows and doors.

The accommodation briefly comprises an entrance hall, kitchen, lounge, two bedrooms and a bathroom. Outside there are lawned gardens to the front and rear, and parking is available nearby.

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 uPVC door to front, radiator and stairs to first floor.

KITCHEN with window to front, a range of base and wall units, integrated electric hob and oven, stainless steel sink, tiled splash backs, plumbing for washing machine and space for fridge freezer and a wall mounted gas combi boiler.

LOUNGE with window and door to rear, laminate flooring, large under stairs cupboard and a radiator.

STAIRS TO FIRST FLOOR LANDING with built-in cupboard, leading to:-

REAR DOUBLE BEDROOM with a radiator.

FRONT SINGLE BEDROOM with a radiator.

BATHROOM with window to front, white suite comprising w.c., wash basin and bath with shower over, tiled splashbacks and a radiator.

OUTSIDE Lawned gardens to front and rear.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : A

Deposit : £951

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, gas and drainage.

EPC : C

PETS : Pet may be considered at the landlords discretion.

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 : NA

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.

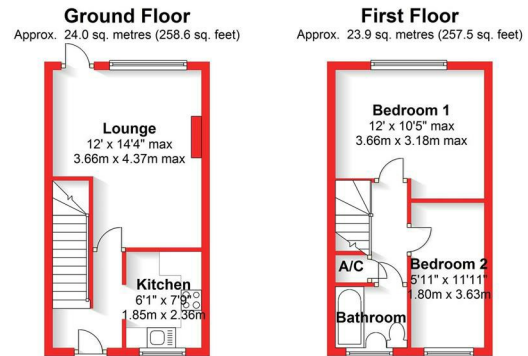
Tenant protection

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.



TERMS

- RENT:** £825 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £951
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band A
- 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/>



Total area: approx. 48.0 sq. metres (516.2 sq. feet)

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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

