

21 HOLLAND ROAD

£850 PCM

MELTON MOWBRAY, LE13 0LU

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

2 Bedroom House - Mid Terrace



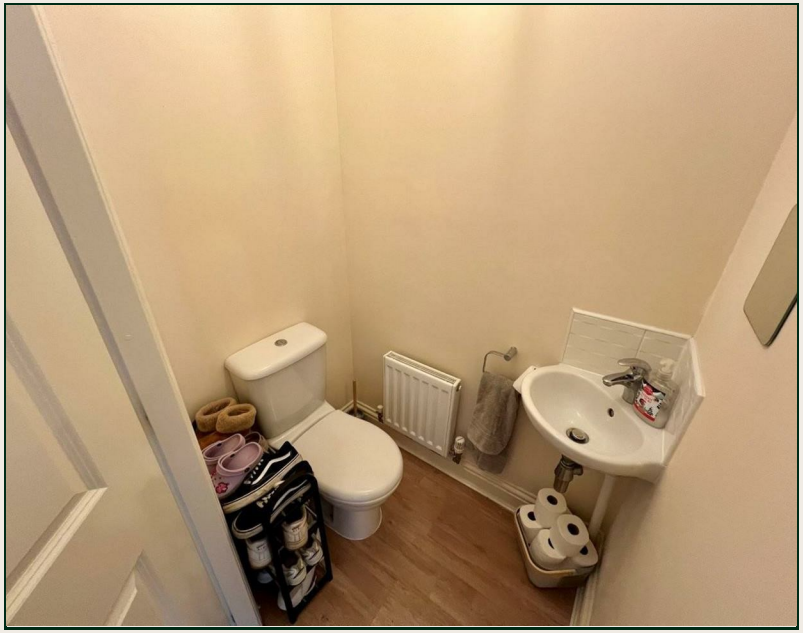


A modern two bedroom townhouse situated in a quiet development off of Asfordby Road still within easy reach of local shops and all town centre amenities.

The property is finished to a good standard with full gas fired central heating, double glazing and a modern kitchen and bathroom.

The accommodation briefly comprises an entrance hall, cloakroom, lounge, kitchen, two double bedrooms and a bathroom. Outside there are two off-road parking spaces to the front and a lawned garden with patio area to the rear.









SUMMARY

ENTRANCE HALL with a radiator.

CLOAKROOM with wash basin, w.c. and a radiator.

LOUNGE :(13.69 x 14.33 ft) with double patio doors to garden, cupboard under stairs and a radiator.

KITCHEN with a range of wall and base units, stainless steel 1½ bowl sink unit as set in roll top laminate worksurfaces, gas hob, electric oven and cooker
hood, plumbing for automatic washing machine, space for under counter fridge, wall mounted Worcester gas combi central heating boiler and a radiator.

STAIRCASE TO FIRST FLOOR LANDING with a radiator,

leading to:-

FRONT DOUBLE BEDROOM :(11.38 x 10.03 ft) with built-in wardrobe and a radiator.

REAR DOUBLE BEDROOM : (11.07 x 7.37 ft) with a radiator.

BATHROOM with white suite comprising panelled bath, fitted shower, pedestal wash basin, w.c. and a radiator.

OUTSIDE Lawned garden with patio area. Two parking spaces.

LOCATION

To locate the property, take the A6006 Asfordby Road out of Melton Mowbray. Holland Road is the second road on your left, and the property is situated in the second cul-desac on your left-hand side.

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 Â£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 only.

Council Tax : Melton Borough Council : Band B.

Deposit : £980

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage and gas.

EPC : Band C

Internet : ADSL and Fibre available.

Viewings : Strictly by appointment with Shouler & Son.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

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

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

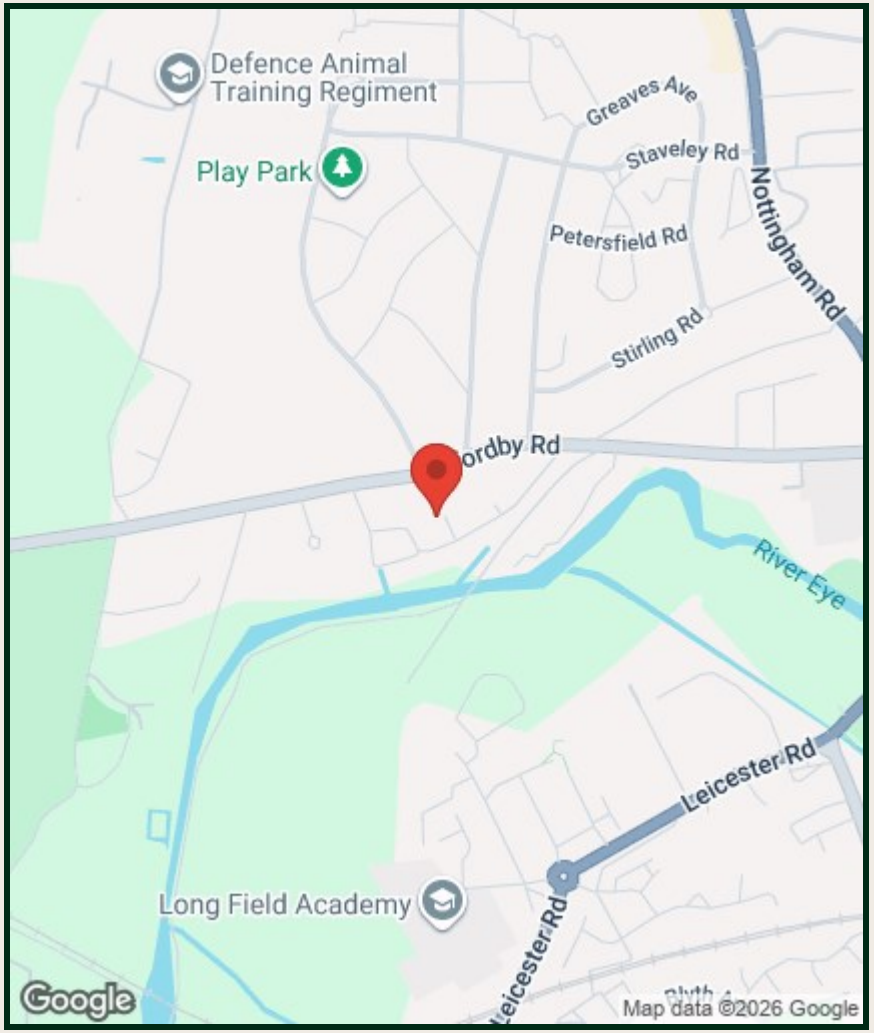
Relevant letting fees and tenant protection information

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.



RENT: £850 PCM, in advance, exclusive of rates and council tax.

DEPOSIT: £980

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

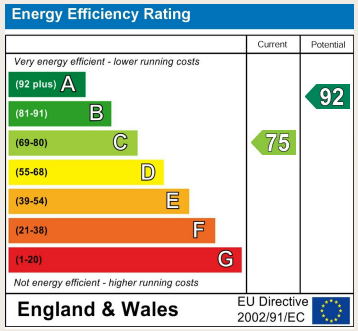
COUNCIL TAX: Melton Borough Council Band B

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

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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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