176 MAIN STREET

ASFORDBY, MELTON MOWBRAY, LE14 3TT

£850 Per month

Unfurnished

A well presented two bedroom detached house situated on the Main Street of Asfordby village within easy walking distance of local amenities.

The house benefits from full gas-fired central heating, full uPVC double glazing and a small rear patio terrace. Comprising of entrance hallway, WC, sitting room, breakfast kitchen, two bedrooms, bathroom and a courtyard garden.

Asfordby is a popular village situated three miles west of Melton and has easy access to Leicester, Nottingham and Loughborough as well as good public transport to Melton. The village itself is good amenities to include primary school, convenience store, restaurants and take aways.

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 - Detached

Viewing Highly Recommended

ACCOMMODATION

SUMMARY
ENTRANCE HALL with a radiator.

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

LOUNGE (10.47 x 16.00 ft) with pine fire surround (ornamental) and a radiator and a tiled floor.

DINING KITCHEN (15.62 x 7.71 ft) with stainless steel sink unit as set in slate effect roll top laminate work surface, base units, eye height cupboards, ceramic electric hob, oven and cooker hood, automatic washing machine (not to be maintained or replaced by the landlord) , space for refrigerator, pine kitchen sideboard, gas wall mounted gas fired central heating boiler and a radiator and a fully tiled floor.

REAR ENTRANCE HALL with cupboard under the stairs

STAIRCASE AND LANDING with built in cupboard leading to:-

FRONT DOUBLE BEDROOM (10.52 x 16.08 ft) with two radiators

FRONT SINGLE BEDROOM (9.94 x 7.82 ft) with a radiator

BATHROOM with panelled bath, fitted shower attachment, pedestal wash basin, low flush w.c. and a radiator

OUTSIDE Small paved terrace to the rear.

LOCATION
To locate the property take the A6006 Asfordby Road out of Melton. At the second roundabout take the first exit to Asfordby village. Proceed through the village past the
centre and the property is located just before the Blue Bell Inn on the right hand side.

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : C

Deposit : £980

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, gas 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. 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

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TERMS

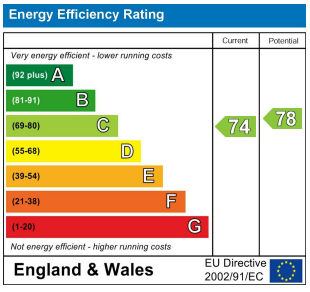
RENT:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: 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/

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.



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