

183 NOTTINGHAM ROAD

MELTON MOWBRAY, LE13 0NS

£850 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

2 bedroom House - Semi-Detached





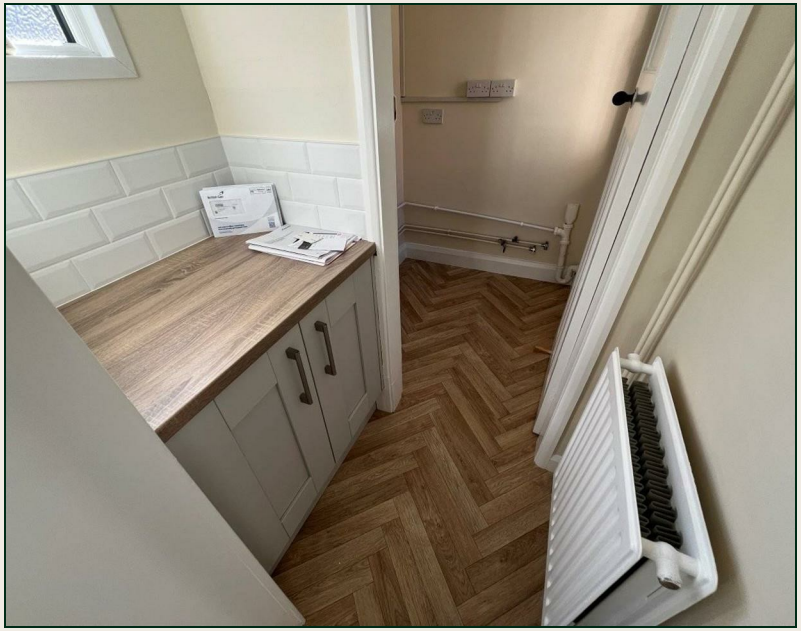
A well presented two bedroom bay fronted two bedroom semi-detached house situated on the service road set back off Nottingham Road.

The property dates back to the 1930's and has gas central heating via a newly installed Worcester Bosch gas boiler, uPVC double glazing and a newly fitted kitchen and new decoration.

The accommodation briefly comprises two reception rooms, a kitchen, utility room, two double bedrooms and a bathroom. Outside there is a lawned rear garden and a gated driveway to the front.









SUMMARY

ENTRANCE HALL with a radiator.

LOUNGE (12'4" into bay x 12'6" max) with bay window to front and a radiator.

DINING ROOM (9'12" x 8'10" min) with built-in cupboard and a radiator.

KITCHEN a newly fitted kitchen with range of eye and base units, worktops, integrated oven and hob, stainless steel sink, vinyl floor and door to pantry/store.

UTILITY ROOM with plumbing for automatic washing machine and newly fitted Worcester Bosch gas fired central heating boiler.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM (12'6 max x 10'11) with fitted wardrobe and a radiator and new carpets.

REAR DOUBLE BEDROOM (8'4 max x 10') with airing cupboard and a radiator and new carpets.

BATHROOM with white suite comprising panelled bath with electric shower over, wash basin and w.c., tiled splash back and a radiator.

OUTSIDE Lawned garden to front and rear. Driveway to front and on street parking (non allocated).

LOCATION

Take the A606 out of Melton. The house is located just past Highfield Avenue in the service road on the left-hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include some curtains/poles and blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £980

Term : An assured periodic tenancy is offered

Services : Mains gas, electricity, water and drainage.

EPC : Band E.

INTERNET : ADSL and fibre available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

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.

DISCLAIMER

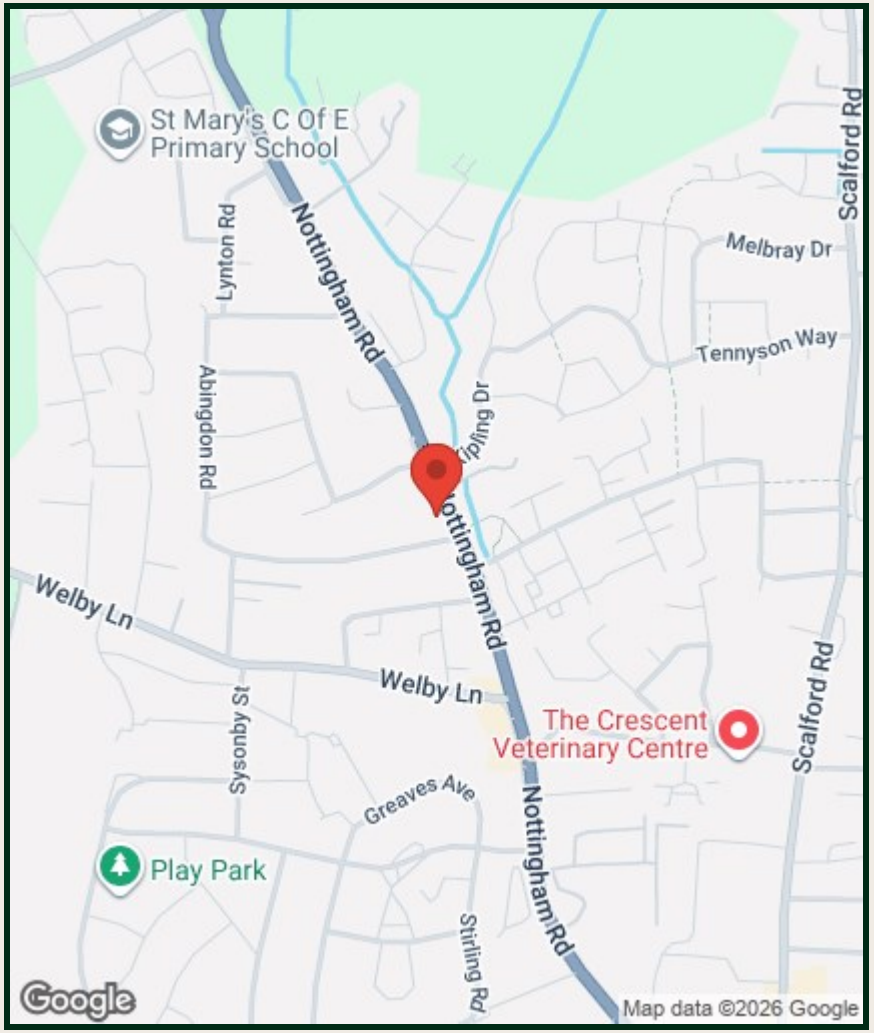
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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.



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

DEPOSIT: £980

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

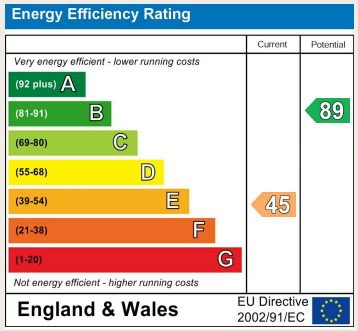
COUNCIL TAX: Melton Borough Council Band B

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