193 THORPE ROAD

MELTON MOWBRAY, LE13 1SF

£695 Per month

Unfurnished

A spacious and newly decorated and carpeted one bedroom ground floor flat conveniently located for Tesco and the country park.

Benefitting from a new decoration throughout, new flooring, gas fired central heating and a spacious rear garden. This bay fronted property also has uPVC double glazing and on street parking is available on the nearby Belvoir Street.

Comprising of small entance porch, bedroom, sitting room, large kitchen dining room, bathroom and rear garden.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat - Conversion

Viewing Highly Recommended

ACCOMMODATION

SUMMARY
FRONT DOUBLE BEDROOM (12.04 x 12.31 ft) with bay window and a radiator.

LOUNGE (11.97 x 12.36 ft) with laminate flooring and a radiator.

DINING KITCHEN (15.56 x 10.01 ft) with stainless steel sink unit, laminate work surfaces, a range of wall and base units, freestanding electric cooker, Worcester
combination gas central heating boiler, plumbing for a washing machine, space for fridge freezer, tiled splashbacks, pantry and a radiator and newly fit vinyl flooring.

REAR ENTRANCE with uPVC entrance door, built-in cupboard and a radiator.

BATHROOM with white suite comprising low flush w.c, pedestal wash hand basin and panelled bath with shower off taps, tiled splashbacks and a radiator. (new bath panel to be fit before tenancy starts)

OUTSIDE : A spacious rear garden mainly laid to lawn, shed (landlord not to maintain, dispose of or replace the shed). Parking is available nearby on Belvoir Street.

LOCATION
To locate the property take the A607 Thorpe Road out of Melton Mowbray. The property is situated just past the hand car wash garage on the left hand side. There is a
pathway between no's 191 and 193, and the door to the flat is located at the rear

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.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : A

Deposit : £801

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, gas and drainage.

EPC : D

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: Ground 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)

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

TERMS

RENT:	£695 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£801
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref 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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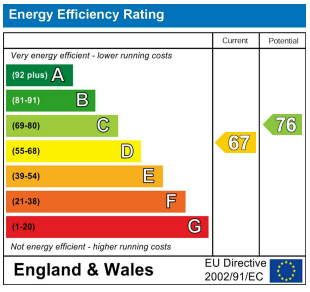
County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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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