



10 ELGIN DRIVE
MELTON MOWBRAY, LE13 1TG

£1,150 Per month
Unfurnished

A well presented and spacious three bedroom detached house located on a popular residential road within walking distance to the town centre and country park.

The property comprises of entrance hall, WC, sitting room, dining room, breakfast kitchen, large garage/store area and upstairs there is three bedrooms and a shower room. Outside there is a low maintenance rear garden and to the front a gravelled garden and driveway/car port with off road parking for 2 cars.

The property has gas fired heating, uPVC double glazing and a modern kitchen and shower room.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Hallway : Entered via uPVC door with stairs to first floor landing, laminate flooring, radiator and door to WC.

WC : with low flush WC and sink.

Sitting Room : A large room with 2 radiators and laminate flooring.

Breakfast Kitchen : with space for table and a range of modern eye and base level units, laminate worktops, radiator, integrated oven and hob, stainless steel extractor fan, space for fridge, stainless steel sink and door to rear lobby with storage cupboard with plumbing for washing machine (water supply to other side of wall).

Garage/Workshop/Store : a large space with radiator, gas boiler and door to garden.

Dining Room : with 2 radiators and sliding aluminium doors to garden.

Landing : with doors to bedrooms and shower room.

Bedroom One : A double bedroom with inbuilt wardrobes, radiator and separate dressing room area with radiator.

Shower Room : with low flush WC, sink, radiator, shower, tiled floors and walls.

Bedroom Two : a single bedroom with radiator and built in wardrobes.

Bedroom Three : a single bedroom with radiator and built in wardrobes.

Outside : With driveway to the front and car port. To the rear there is a low maintenance rear garden and potting shed/lean to (this is not guaranteed to be watertight so should not be used for storage of valuable items).

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include some blinds only.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,326

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : D rating

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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



TERMS

RENT:	£1,150 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,326
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
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
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/



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Melton Mowbray, Leicestershire LE13 1QF

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	