

9 WILTON TERRACE

£650 Per month

MELTON MOWBRAY, LE13 0UN

SHOULERS
EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL

1 Bedroom House - End Terrace

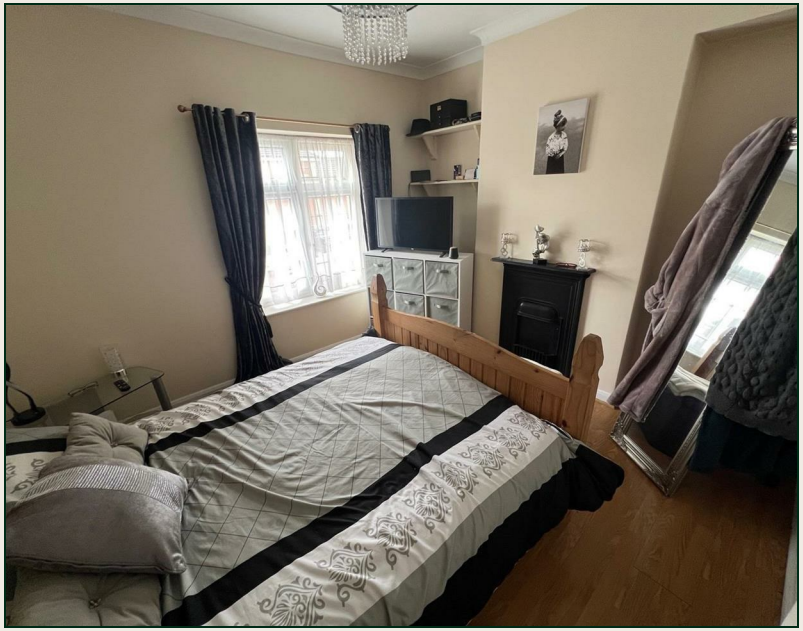




An well presented one bedroom end terraced period property located in the heart of Melton Mowbray. The property benefits from full gas fired central heating, some double glazing, a small rear courtyard to the rear and would ideally suit a professional individual or couple looking for a traditional terraced property.

In brief the property comprises of lounge, breakfast kitchen, double bedroom, bathroom and a small courtyard garden to the rear. Off street parking may be available to the front but this is based on a first come first serve basis.





LOUNGE
with bow window, built-in cupboard, radiator and cupboard under the stairs.

BREAKFAST KITCHEN
Fitted kitchen with stainless steel sink unit as set in roll top laminate work surfaces, oak base units and eye height cupboard, oven, fridge, automatic washing machine and a radiator.

DOUBLE BEDROOM
with built-in wardrobe, feature cast iron fireplace, pine double bed (can be removed at request) wood laminate flooring and a radiator.

BATHROOM
Suite comprising of panelled bath with shower attachment, pedestal wash basin, low flush w.c., radiator and Ikon wall mounted gas-fired central heating boiler in airing cupboard

OUTSIDE
To the rear there is a small paved patio yard and a small garden area to front.

TENANCY INFORMATION
The Property Is FLEXIBLY FURNISHED and furniture can be removed at request.

Council Tax : Melton Borough Council : Band A.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

Term : An assured periodic tenancy is offered.

Internet : ADSL and Fibre available.

Services : Mains electricity, water, drainage.

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. 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.

LOCATION
To locate the property from the Wilton Lodge office, turn left along Wilton Road and take the first left into the High Street. Wilton Terrace is the first road on the left and the property can be found approximately 100 yards along on the right hand side.

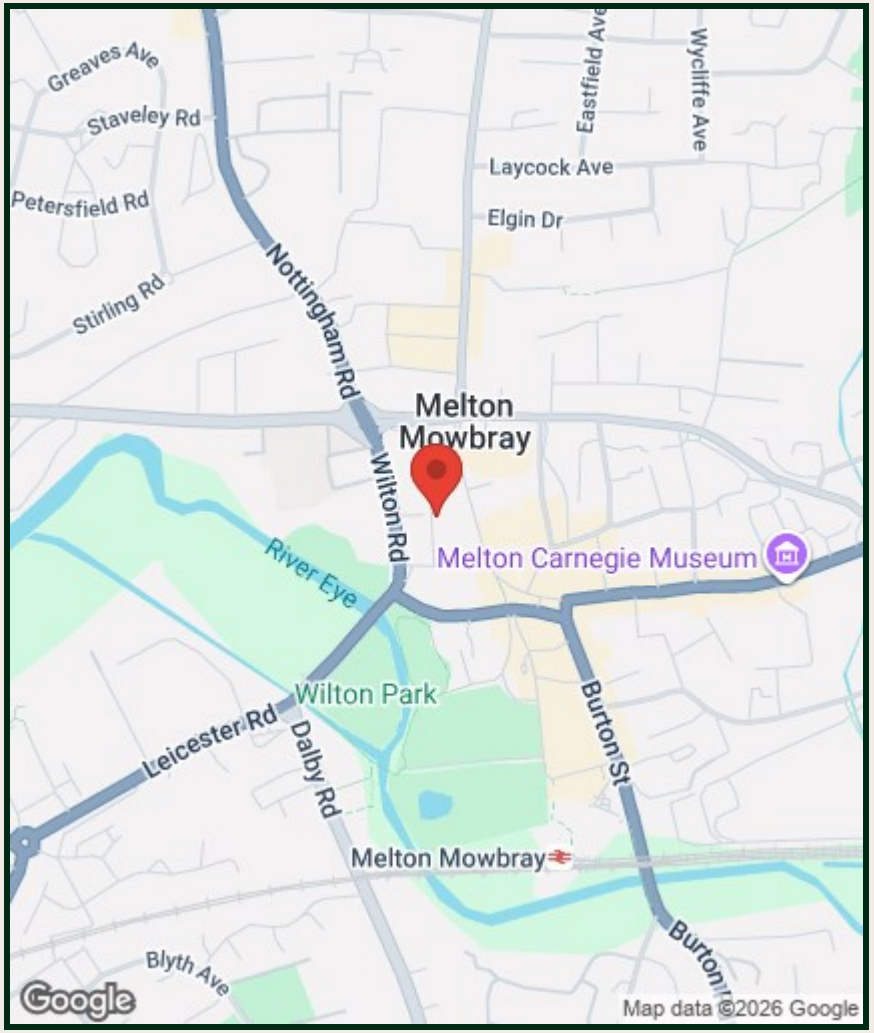
DISCLAIMER
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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.



RENT: £650 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £750

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

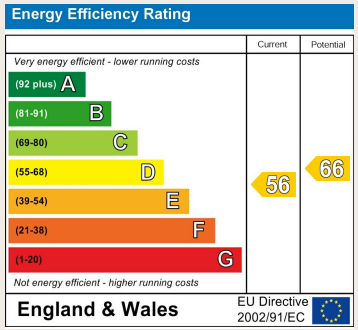
COUNCIL TAX: Melton Borough Council Band A

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