

233 SCALFORD ROAD

MELTON MOWBRAY, LE13 1LA

£950 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

3 bedroom House - Semi-Detached





A well presented THREE bedroom traditional SEMI-DETACHED residence situated on the north side of the town close to the Melton Country park. The spacious property benefits from uPVC double glazing, gas-fired central heating and a large mature rear garden.

The accommodation briefly comprises entrance hall, two reception rooms, modern fitted kitchen, three bedrooms and a fitted family bathroom. Outside there is an enclosed rear garden with patio area, brick built store house, driveway, and an integral single garage.

The property benefits from being close to John Ferneley High School and the Melton Country Park.









SUMMARY

ENTRANCE HALL with under stairs storage cupboard, radiator, and stairs to first floor landing.

LOUNGE (11.9 x 11.0 ft) with a radiator.

DINING ROOM (11.0 x 12.3 ft) with a radiator.

KITCHEN (8.5 x 5.11 ft) with a range of wall and base units, stainless steel sink and drainer unit as set in roll top work surfaces, space for washing machine, space for oven, space for fridge freezer, overhead extractor fan, radiator, tiled splashbacks and door to back garden.

STAIRS TO FIRST FLOOR LANDING with loft hatch access (not to be used) leading to:-

DOUBLE BEDROOM (11.7 x 11.0 ft) with a radiator.

DOUBLE BEDROOM (12.3 x 11.2 ft) with a radiator.

SINGLE BEDROOM (7.6 x 5.11 ft) with a radiator.

BATHROOM with white suite comprising panelled bath with shower attachment over, w.c., pedestal wash basin, heated towel rail, tiled splashbacks and vinyl flooring.

OUTSIDE : Lawned area to the front. Lawned garden to the rear with a patio area. Brick store house. Single integral garage with up and over door. Driveway providing off-road parking for two cars.

LOCATION

To locate the property, take Scalford Road out of Melton Mowbray and proceed along this road for about ¾ mile. The property is situated on your left hand side after passing Melbray Drive.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS and CURTAINS ONLY.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,096

Term : A 12 month assured shorthold tenancy is offered with a mothly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

STRICTLY NO PETS PERMITTED.

INTERNET : ADSL and Fibre broadband 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

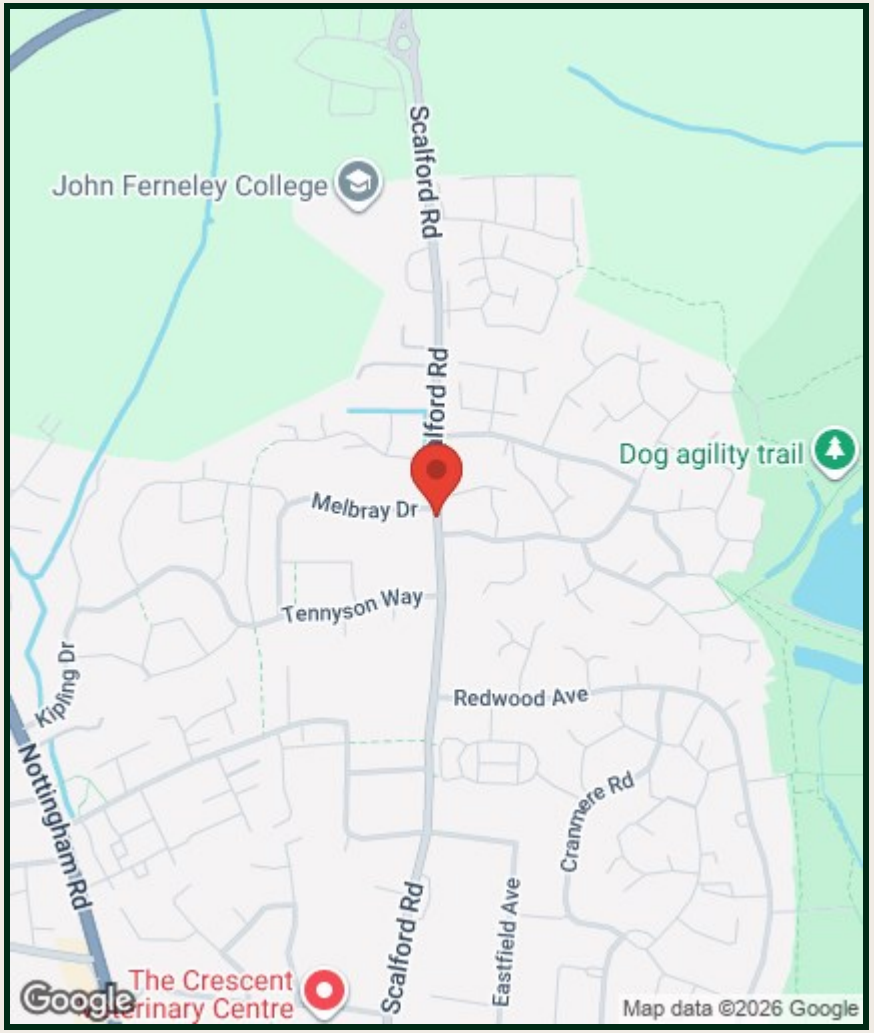
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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: £950 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,096

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

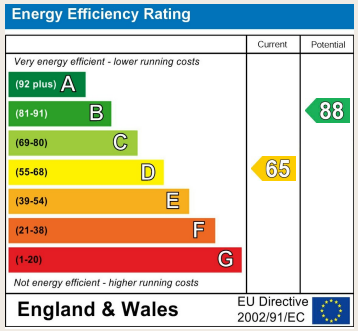
COUNCIL TAX: Melton Borough Council Band B

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

REDRESS: Shoulers LLP 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/

EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



Shoulers LLP, County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
lettings@shoulers.co.uk

Tel: 01664 560181

SHOULERS
EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL

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 Shoulers nor their clients guarantee the accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shoulers has authority to give any representation or warranty in respect of this property.