



6 FLEMING DRIVE
MELTON MOWBRAY, LE13 1DE

£825 Per month
Part furnished

A well-presented TWO bedroom mid terraced town house situated on this popular development close to Melton Country Park.

The accommodation briefly comprises a well presented fitted kitchen, utility/cloakroom, lounge, two double bedrooms and a bathroom. Outside there is an enclosed rear garden and one allocated parking space. The property has gas-fired central heating via a Worcester Bosch boiler and uPVC double glazing.

The property would ideally suit a professional individual or couple looking for an energy efficient property located close to Melton Country Park.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Terraced



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

CANOPY ENTRANCE PORCH with half glazed front door leading to:-

KITCHEN (9'4" x 8'8") with a range of high gloss cream fronted wall and base units, composite sink and drainer unit as set in laminate work surfaces, electric ceramic induction hob, built-in electric fan oven and microwave oven, canopy extractor hood, tiled splashbacks, tiled flooring, radiator and sliding doors leading to the lounge.

UTILITY ROOM/W.C. with white suite comprising w.c. and wash basin, base unit with laminate work surfaces, and plumbing for washing machine.

LOUNGE (14'6" x 12'2") with patio doors to the rear overlooking the garden, oak flooring, radiator and staircase to the first floor.

FIRST FLOOR LANDING with airing cupboard housing Worcester Bosch combi central heating and hot water boiler, leading to:-

REAR DOUBLE BEDROOM (11'7" x 10'4") with a range of built-in wardrobes and cupboards, and a radiator. (With Bed and Mattress) Can be removed should not be required.

FRONT DOUBLE BEDROOM (12'2" x 8'7") with a radiator and double bed.

BATHROOM with white suite comprising w.c., wash basin and bath with Mira shower over, tiled splashbacks, radiator and an extractor fan.

OUTSIDE Gravelled front garden. Enclosed rear lawned garden with decked patio and shed. Gated rear access to footpath leading to parking area. One allocated parking space to the RHS of car park.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds only. Bed and Mattress (can be removed should not be required)

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band B.

Deposit : £951

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

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : C rating.

PETS : Strictly no pets permitted.

START DATE : This date is a provisional date that is subject to the relevant works being completed within the property, we cannot guarantee that the property will be available as of the specified date. tenancy thereafter.

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 melton.gov.uk

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

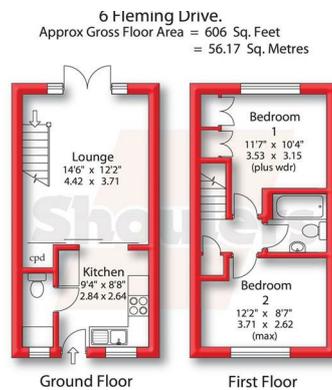
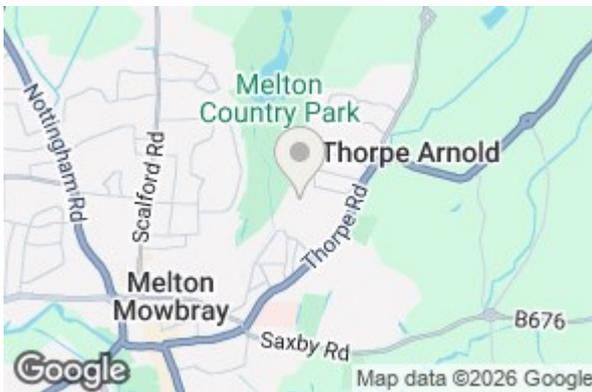
Installation of cable/satellite

Subscription to cable/satellite supplier



TERMS

- RENT:** £825 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £951
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- EPC:** This property has an Energy Performance Efficiency Rating Band C.
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/>



For illustrative purposes only. Not to scale.
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EPC: This property has an Energy Performance Rating. A copy is available upon request.

