



185 SCALFORD ROAD
MELTON MOWBRAY, LE13 1LA

£1,300 Per month
Unfurnished

A well presented and spacious extended three bedroom semi detached home located on a popular road in Melton Mowbray near the country park.

The property includes a large dining kitchen with cast iron stove, further reception room, ground floor cloakroom/w.c. and a utility room. Upstairs there are 3 bedrooms and a family bathroom.

Outside there is a lawned rear garden and a single garage with ample off road parking. The property is heated via a gas central heating system and uPVC double glazed windows.

Ideally situated within walking distance to the country park and John Ferneley high school and having St Johns Road convenience store located a 3 minute walk away.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE PORCH

ENTRANCE HALL with a radiator.

CLOAKROOM with suite comprising w.c., wash basin and a heated towel rail.

LOUNGE with bay window to front and a radiator.

LARGE DINING/KITCHEN with cast iron log burning stove, stainless steel 1½ sink unit as set in roll top laminate work surfaces, a range of wall and base units, integrated dishwasher, space for an oven, space for freestanding fridge freezer, double patio doors and two radiators.

UTILITY ROOM with stainless steel sink unit, roll top laminate work surfaces, base units and wall cupboard, new gas-fired central heating boiler and plumbing for an automatic washing machine.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM with bay window to front and a radiator.

REAR DOUBLE BEDROOM with a radiator.

FRONT SINGLE BEDROOM/STUDY with a radiator .

BATHROOM with suite comprising panelled bath, pedestal wash basin and w.c., shower in double cubicle, heated towel rail and ceramic floor.

OUTSIDE Garage with up and over door. Tarmac parking area. Lawned rear garden with patio.

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 £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.

LOCATION

To locate the property, take Scafold Road out of town and the property is situated about ½ mile along on your left hand side just before Tennyson Way.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : C

Deposit : £1500

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.



TERMS

RENT:	£1,300 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,500
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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/



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.

