98 MAIN STREET

ASFORDBY, MELTON MOWBRAY, LE14 3SA

£850 Per month

Unfurnished

A well presented and fully refurbished three storey two bedroom traditional victorian mid terrace period property located in the popular village of Asfordby.

The property has recently undergone a scheme of refurbishment to include a a new kitchen, new bathroom, new gas boiler, new rear door, redecoration throughout and new floor coverings.

The terrace comprises of two reception rooms, kitchen, to the first floor there is a double bedroom and family bathroom and to the third floor another double bedroom. Outside there is a shared garden area (neighbours have right of way over back of yard). There is no dedicated parking but parking can be found on roads local to the property or the car park located around the corner on Bradgate Lane.

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 - Mid Terrace

Viewing Highly Recommended

ACCOMMODATION

SUMMARY
LOUNGE with entrance door to front, beamed ceiling, brick chimney breast, built-in corner unit and a radiator.

DINING ROOM (12'2" x 10'3" max) with under stairs cupboard, brick chimney breast (ornamental) and a radiator.

KITCHEN a newly fitted kitchen with a stainless steel sink and drainer unit, laminate work surfaces, range of contemporary wall and base units, integrated Lamona electric oven and hob, stainless steel extractor fan, space for washing machine and under counter fridge freezer, tiled splashback, vinyl flooring and door to yard.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM with radiator.

BATHROOM : A newly fitted suite comprising of low flush WC, sink in vanity unit, bath with screen and mixer shower over, radiator, cupboard, tiled splashbacks and wood effect vinyl flooring.

STAIRCASE AND LANDING leading to:-

THIRD FLOOR DOUBLE BEDROOM with a radiator.

OUTSIDE Use of shared yard (neighbours have right of way) and street parking (non dedicated).

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).

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and some blinds/curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £980

Term : An assured periodic tenancy is offered .

Services : Mains electricity, gas, water and drainage.

EPC : D

INTERNET : ADSL and Fibre broadband available.

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 : NA

Accessibility: Three Storey and stairs to each 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)

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

TERMS

RENT:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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
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Melton Mowbray, Leicestershire LE13 1QF

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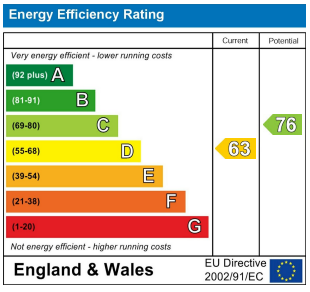
EPC: This property has an Energy Performance Rating. A copy is available upon request.



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