

21A EDMONDTHORPE ROAD £1,250 Per month

WYMONDHAM, MELTON MOWBRAY, LE14 2AD

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

2 Bedroom House - Mid Terrace





A fantastic opportunity to reside in this charming and well appointed two bedroom cottage located in the sought after village of Wymondham between Melton and Oakham.

The property benefits from gas fired central heating, timber double glazing, kitchen appliances, under floor heating to ground floor and also comes flexibly furnished with furniture to the sitting room and bedroom which can be removed on request prior to start of the tenancy should they not be required.

The residence offers a wealth of character features and comprises of large open plan kitchen/living room, utility room, cloakroom, two bedrooms, bathroom, ensuite, front garden with off street parking and a rear courtyard.

Wymondham is a popular village with good links to both Stamford, Oakham, Melton and Grantham and has a village public house (Berkley Arms) and Wymondham Windmill.









SUMMARY

Kitchen : Entered via door to a fully fitted shaker kitchen with electric integrated oven, gas hob, integrated fridge freezer, dishwasher, tiled splashbacks.

Lounge : Situated off of the kitchen area with door to rear courtyard and stairwell to first floor.

Utility Room : With sink and washing machine, cupboard housing boiler and further door to WC.

WC : With low flush WC and sink.

Bedroom One : A double bedroom with door to ensuite :

Ensuite : With shower, sink, WC and heated towel rail.

Bedroom Two : A double bedroom with storage.

Shower Room : With shower, WC, sink, heated towel rail.

Outside : Small patio garden to the front with off street parking for one car. A courtyard garden to the rear with sandstone patio.

IMPORTANT TENANCY INFORMATION

The Property is FLEXIBLY FURNISHED to include carpets some curtains and blinds and also some furniture such as one bed, TV and stand, sofas, dining table and chairs etc. Items can be removed prior to start of tenancy.

Council Tax : Melton Borough Council : Band C (TO BE CONFIRMED WITH Melton Borough Council).

Deposit : £1,442

Term : Assured periodic tenancy.

Services : Mains electricity, gas, water and drainage.

EPC : Band C

INTERNET : ADSL and Satellite Broadband only.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Holding Deposit : Equivalent of one weeks rent (of the house rent) inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. See 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.

DISCLAIMER

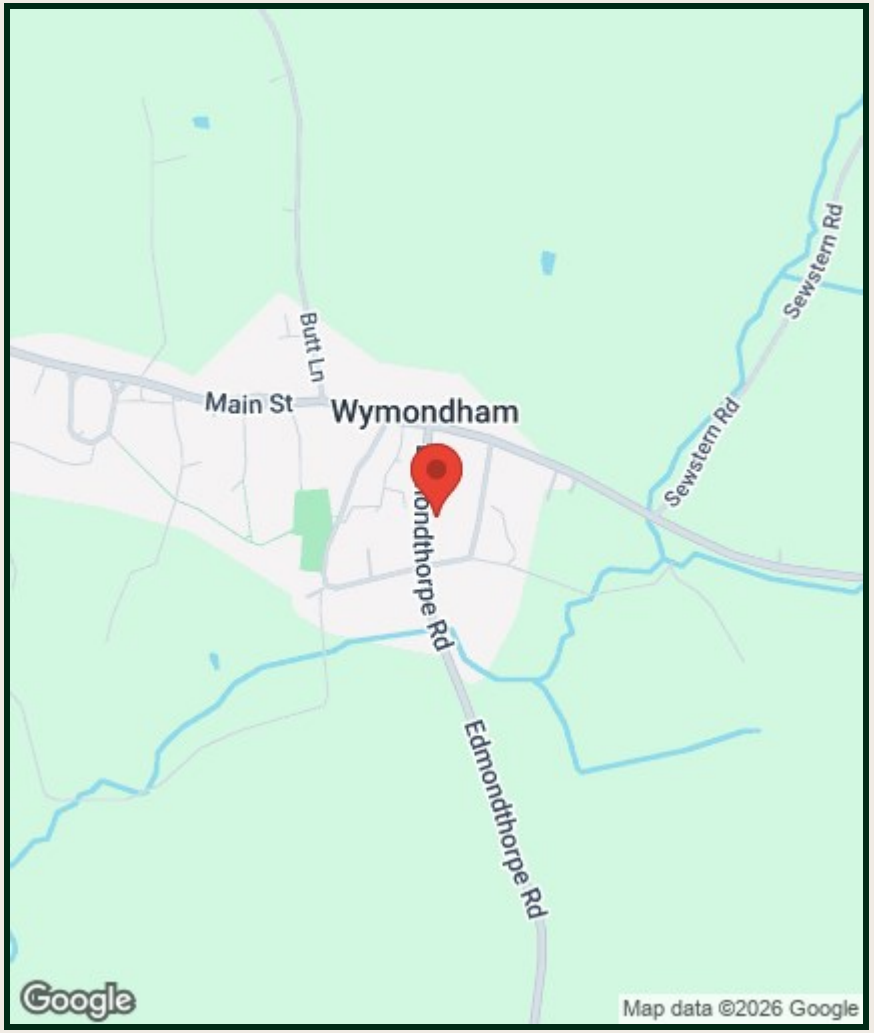
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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: £1,250 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,442

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

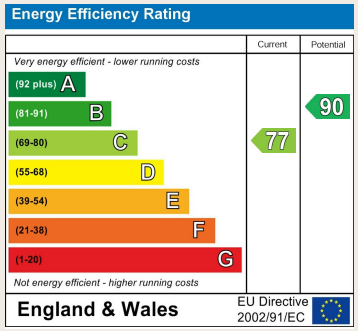
COUNCIL TAX: Melton Borough Council Band C

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