

1B GARDEN LANE

MELTON MOWBRAY, LE13 0SJ

£825 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

2 bedroom House - Mid Terrace





A modern and well presented mid terrace town house located in this popular residential area on the north side of Melton Mowbray.

This energy efficient property benefits from gas central heating, double glazing and modern fixtures and fittings.

Outside there is a lawned garden to the rear and two off-road parking spaces to the front.

The property is conveniently located close to local amenities such as a convenience store and take away and would make an ideal home for a professional individual, couple or family looking for a modern energy efficient home.









SUMMARY

LOUNGE with laminate floor and a radiator.

CLOAKROOM with low flush w.c., wash basin, towel rail and ceramic floor.

KITCHEN with sink unit, roll top laminate work surfaces, base units and wall cupboards, gas hob, electric oven and cooker hood, integrated fridge freezer, washing machine (no responsibility for maintenance by the landlord) ceramic floor and a radiator.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM with laminate floor and a radiator.

REAR BEDROOM with laminate floor and a radiator.

BATHROOM with white suite comprising panelled bath, shower over, wash basin and splashbacks, w.c., heated towel rail and ceramic tiled floor.

OUTSIDE Lawned garden to rear. Paved patio. Two parking spaces to front.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band B.

Deposit : £951

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band B

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.

LOCATION

To locate the property, take the A606 Nottingham Road out of Melton. Take the fourth left turn into Highfield Avenue, and at the top of the hill, turn left into Garden Lane and the property can be located immediately on the right hand side

DISCLAIMER

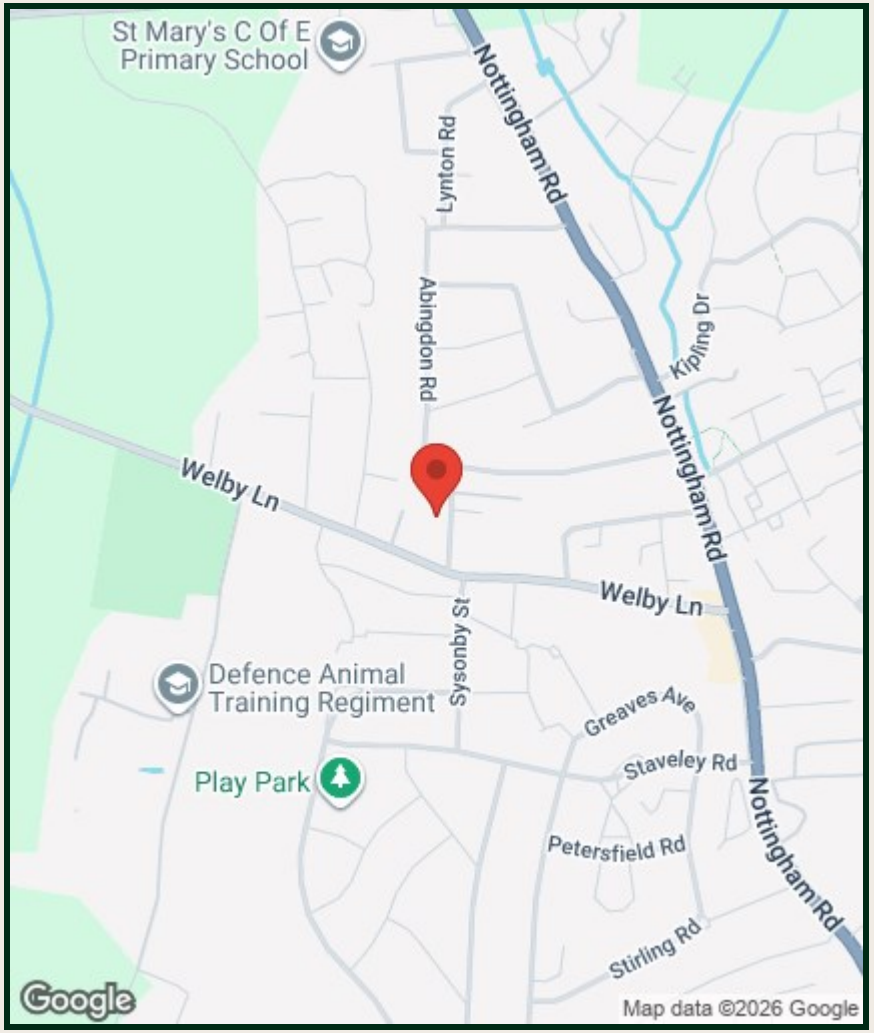
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

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: £825 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £951

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

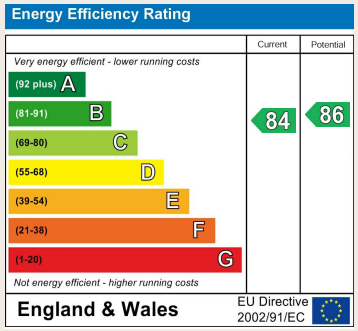
COUNCIL TAX: Melton Borough Council Band B

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

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EPC: 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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