



**30 VICTORIA STREET**  
MELTON MOWBRAY, LE13 0AS

**£825 Per month**  
Unfurnished

A well presented three bedroom end terraced house situated on a popular street off Burton Road.

The property is set back from the road behind gates and benefits from a recently installed gas fired combi boiler, uPVC glazing, off street parking and a low maintenance rear garden.

The accommodation comprises of a dining kitchen, good sized lounge, plus a bathroom with white suite. There is an enclosed, low maintenance garden to the rear and off-road parking is available.

The property has good links to both Oakham and Melton and is a 10 minute walk to Melton train station which offers links to Oakham, Stamford, Peterborough, Cambridge, Birmingham and Leicester.

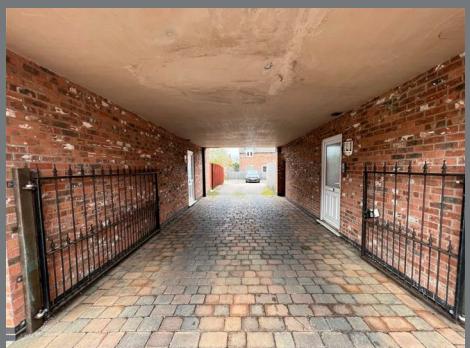
Viewing strictly by appointment with  
the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 3 bedroom House - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with uPVC door to front and a radiator.

DINING KITCHEN (15' x 11') with a range of wall and base units, stainless steel sink and drainer unit as set in laminate roll topwork surfaces, electric oven, ceramic electric inset hob, extractor hood over, tiled splashbacks, integrated fridge, space for a freestanding fridge freezer, plumbing for a washing machine, wall mounted Worcester Bosch gas boiler, radiator, windows to front and side and under stairs storage cupboard.

CLOAKROOM/W.C. with white suite comprising w.c., corner wash basin, tiled splashback, extractor fan and a radiator.

LOUNGE (15'4" x 14'2") with electric fire and wood surround, radiator and uPVC patio doors leading to rear patio.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (11'6" x 11'2" max) with fitted wardrobe and cupboard, window to front and a radiator.

REAR DOUBLE BEDROOM (12' x 8'3" max) with fitted wardrobe, window to rear and a radiator.

REAR SINGLE BEDROOM (12' x 5'9" max) with window to rear and a radiator.

BATHROOM with white suite comprising paneled bath with shower over, w.c. and wash basin, tiled splashbacks, window to side and a radiator.

OUTSIDE Enclosed walled garden to rear with gravel and patio area. Off-road parking.

### LOCATION

Take Burton Street out of Melton and continue up the hill. Victoria Street is the third road on the right, and the property can be located on the right hand side through an archway in-between No. 26 and No. 34.

### IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band C

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

PETS : Strictly no pets permitted.

AVAILABILITY : Subject to the final inspection.

Viewings : Strictly by appointment with Shouler & Son .

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.



## TERMS

<b>RENT:</b>	£825 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£951
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

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

