



1 STABLE COTTAGE SAXELBYE £995 Per month

SAXELBYE, MELTON MOWBRAY, LE14 3PN

Unfurnished

Stable Cottages of Saxelbye Park offers a rare opportunity to reside in a spacious two bedroom cottage situated in an idyllic countryside location 5 miles from Melton Mowbray.

The end of terrace cottage benefits from a recent fit kitchen and bathroom, rear garden and has oil fired central heating and timber glazing.

The property comprises of sitting room, dining kitchen, two bedrooms, family bathroom, parking to the front for 2 cars and a low maintenance rear garden.

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Entrance Hall : Entered via hardwood glazed door with storage cupboard and door to living room.

Living Room : (14.14 ft x 14.32 ft) with original cupboards, wood burning stove, radiator and stairs to first floor landing.

Kitchen Dining Room : (13.65 x 13.86 ft) a fully fitted shaker sage kitchen, oak effect laminate worktops, inbuilt electric oven and hob, extractor fan, fridge/freezer, dishwasher (fridge freezer and dishwasher not to be maintained, disposed of or replaced by landlord should they fail), space for washing machine, stainless steel sink, clothes airer, radiator, oak effect parquet vinyl flooring.

Landing : with loft hatch and radiator.

Bedroom One : (14.12 x 14.24 ft) a double bedroom with radiator and closet and original inbuilt cupboard.

Bedroom Two : (7.94 x 9.70 ft) a smaller double bedroom with radiator.

Bathroom : with three piece suite comprising panelled bath with electric shower, sink in vanity unit, toilet, heated towel rail and wood effect vinyl flooring.

Outside : A low maintenance garden, patio area, gravelled area, two brick outhouses and parking to the front for 2 cars.

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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and Satellite.

Council Tax : Melton Borough Council : Band : C

Deposit : £1,148

Term : An assured periodic tenancy is offered.

Services : Mains electricity and water. Private drainage. Oil fired heating (any remaining oil is to be paid for by the tenant at the signing).

EPC : Band E

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: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information



TERMS

RENT:	£995 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,148
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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