



19 DISCOVERY DRIVE
MELTON MOWBRAY, LE13 1NJ

£1,075 Per month
Unfurnished

A well presented THREE bedroom semi detached property located on a sought after residential development on the north side of Melton Mowbray.

The property benefits from a modern kitchen and bathroom, ensuite, uPVC double glazing and gas fired central heating. There are 2 off street parking spaces to the front and the property overlooks a communal green.

Conveniently located to the north of Melton the property has great road links to the Melton bypass road with easy access to both Nottingham and Oakham.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a composite door, stairs to first floor landing and a radiator.

WC : With low flush WC, ceramic sink, radiator, tiled flooring.

SITTING ROOM : (14.02 x 11.11 ft) A spacious room with radiator and under stair cupboard.

KITCHEN/DINER : (15.03 x 7.11 ft) A modern shaker style kitchen with a range of eye and base level units, wood effect laminate worktops, stainless steel sink with mixer tap, space for washing machine, wall mounted Logic gas combi boiler, gas integrated hob, electric oven, stainless steel splashback and extractor fan, space for fridge freezer, radiator, wood effect vinyl flooring and double patio doors to garden.

LANDING : With store cupboard.

BEDROOM ONE (11.11 x 9.06 ft) A double bedroom with radiator and store cupboard and wall shelving.

ENSUITE : Low flush WC, shower enclosure with mixer shower, ceramic sink pedestal, radiator, tiled walls and vinyl flooring.

BATHROOM : With three piece suite comprising of bath with screen and electric shower, ceramic sink pedestal, low flush WC, radiator, tiled splashbacks and vinyl flooring.

BEDROOM TWO (7.06 x 9.01 ft) A single bedroom with radiator.

BEDROOM THREE/STUDY/NURSERY (5.06 x 7.06 ft) With radiator.

OUTSIDE : To the front the property has off street parking to a driveway for 2 cars and side gated access to the rear garden. To the rear there is an enclosed rear garden with two patio areas and a lawn.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds and curtain poles.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,240

Term : An assured period tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band B.

Internet : ADSL and Fiber Available.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. Please refer to www.melton.gov/planning

Accessibility: Stairs to first floor.

Construction: Brick and stone under tile roof.

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



TERMS

RENT:	£1,075 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,240
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band B. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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/



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

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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

