



18 EAST END

LONG CLAWSON, MELTON MOWBRAY, LE14 4NG

£800 Per month

Unfurnished

A charming and well presented two bedroom mid terrace period cottage situated in the popular village of Long Clawson near Melton Mowbray.

The cottage has been finished to a good standard throughout whilst still retaining some character features. The accommodation briefly comprises of a lounge, kitchen, two bedrooms and a bathroom. Outside there is a lawned garden to the rear and there is on-street parking to the front. The property has uPVC double glazing and gas-fired central heating.

Long Clawson is a well serviced village with a surgery, delicatessen, public house and convenience store. The property is ideally located for access to Melton Mowbray, Nottingham and Loughborough via the A46.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE (10'10" x 9'11") with wall mounted electric fire, built-in units, under stair storage cupboard, radiator, vinyl flooring and stairs to first floor.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set it solid oak work surfaces, integrated electric oven and hob, stainless steel extractor fan, space for washing machine, pantry with space for fridge freezer, vinyl flooring and door to rear garden.

STAIRS TO FIRST FLOOR LANDING with airing cupboard, leading to:-

DOUBLE BEDROOM (10'7" x 9'9") with built-in cupboards, and a radiator.

SINGLE BEDROOM (9'9" x 7'7") with a radiator.

BATHROOM with white suite comprising wash basin, w.c., and bath with mixer shower over and shower screen, heated towel rail, tiled splashbacks and tiled flooring.

OUTSIDE Enclosed lawned garden with patio area. Gated access to the rear and a right of way through the garden. On-street parking to the front.

LOCATION

To locate the property, leave Melton Mowbray via Nottingham Road. After passing The Sugar Loaf, turn right onto Clawson Lane and then turn right at the junction. Take the second turning on your left onto Waltham Lane and continue to Long Clawson. Upon entering the village, turn left onto East End, and the property will be found approximately 300 yards on your left hand side.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £923

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : D.

INTERNET : ADSL and fibre available broadband available.

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 : None to report.

Accessibility: Stairs to first floor.

Construction: Brick under slate 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



TERMS

RENT:	£800 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£923
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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.

