# 34 MAIN STREET

GREAT DALBY, MELTON MOWBRAY, LE14 2ET

## £1,375 Per month

Unfurnished

Manor Farm Cottage of Great Dalby offers a rare opportunity to reside in this well presented and extended three bedroom semi detached cottage located in the highly regarded village of Great Dalby near Melton Mowbray.

The property has been newly painted throughout with new carpets and benefits from uPVC double glazing, gas fired heating, ensuite to the master bedroom and retains character features throughout.

The cottage comprises of entrance hallway, study, sitting room, dining/kitchen, utility room, WC, single garage, three bedrooms, one with ensuite, family bathroom and to the front there is off street parking for several cars and to the rear a large garden with patio area and lawn.

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 to entrance hall with vinyl tile wooden floor with door to study.

STUDY : (2.7 x 1.9 m) with radiator.

SITTING ROOM : (3.8 x 4.0 m) with radiator, bookshelves, open fire and door to kitchen.

KITCHEN/DINING ROOM : (5.4 x 7.3m at longest point) a spacious room with wood effect vinyl floor, a range of eye and base leve units, laminate worktops, ornamental fire (not to be used as not in service), electric oven, stainless steel extractor fan, space for dishwasher, space for fridge, patio doors to garden, radiator.

UTILITY ROOM : with radiator, space for washing machine, laminate worktops and door to garage.

WC : with low flush WC, ceramic sink and radiator.

STAIRWELL AND LANDING : with radiator.

MASTER BEDROOM : (3.3 x 5.6 m) a double bedroom with dual aspect windows, 2 radiators, walk in wardrobe and door to ensuite.

ENSUITE : with low flush WC, sink, radiator, shower enclosure with mixer shower, tiled splashback and wood effect vinyl flooring.

BATHROOM : comprising of a 4 piece suite of sink, panelled bath, shower enclosure with electric shower, ceramic sink, low flush WC, radiator, tiled splashbacks and wood effect vinyl flooring.

BEDROOM TWO : (2.7 x 3.9 m) a double bedroom with radiator, ornamental fire.

BEDROOM THREE : (3.3 x 2.8 m) a double bedroom with over stairs cupboard and bank of built in wardrobe housing the Worcester gas fired combi boiler.

GARAGE : Single garage with power and light.

OUTSIDE : off street parking to the front for several cars via driveway and a lawn. To the rear there is a patio and the garden is mainly laid to lawn.

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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtain poles only.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,494

Term : An assured periodic tenancy is offered with a notice period of 2 months.

Services : Mains electricity, gas, water and drainage.

EPC : C

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

# Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

## TERMS

| | |
|---|---|
| **RENT:** | £1,375 Per month, in advance, exclusive of rates and council tax. |
| **DEPOSIT:** | £1,586 |
| **VIEW:** | Strictly by appointment with Shouler & Son. |
| **COUNCIL TAX:** | Band C |
| **EPC:** | This property has an Energy Performance Efficiency Rating Band C. Ref<br>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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Melton Mowbray, Leicestershire LE13 1QF

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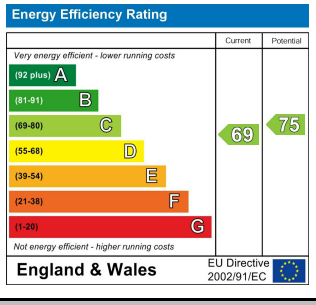
lettings@shoulers.co.uk

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

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