



**36 ELMHURST AVENUE**  
MELTON MOWBRAY, LE13 0SG

**£850 Per month**  
Unfurnished

A well presented and recently redecorated 1930's three bedroom semi-detached home situated within easy reach of local amenities.

Offering spacious accommodation, the property benefits from gas-fired central heating via a newly fitted Ideal gas fired combi boiler, full uPVC double glazing, bathroom suite and fitted kitchen.

Outside there is a larger than average rear garden with mature chestnut tree and off-road parking to the front.

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 - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with laminate floor, understairs cupboard and a radiator.

LOUNGE (4.2 x 3.6 m) a spacious room with box bay window, radiator and newly fitted carpet.

DINING KITCHEN (3.3 x 2.8 m) a fully fitted kitchen with a range of eye and base level units, stainless steel sink as set in black slate effect laminate work surface, electric hob, newly fitted electric oven, extractor fan, integrated slimline dishwasher, freestanding fridge freezer and ceramic tiled floor.

UTILITY ROOM with black slate effect roll top laminate work surfaces, tumble drier and Ideal standard gas-fired combi central heating boiler.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

LARGE FRONT DOUBLE BEDROOM (3.6 x 4.2 m) with box bay window, built-in cupboard and a radiator.

REAR DOUBLE BEDROOM (3.3 x 2.8 m) with a radiator.

FRONT SINGLE BEDROOM (2.3 x 1.7 m) with a radiator.

BATHROOM with suite comprising panelled bath with fitted shower over, wash basin in vanity unit and low flush w.c., airing cupboard with radiator, heated towel rail and laminate floor.

OUTSIDE Lawned garden to front with off street parking & extensive lawned garden to rear and brick store.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £980

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : D

INTERNET : ADSL and Fibre 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. Please see [www.melton.gov.uk/planning](http://www.melton.gov.uk/planning)

Accessibility: Stairs to first floor.

Construction: Brick under tile 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.



## TERMS

<b>RENT:</b>	£850 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£980
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	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: <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,  
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

