



5 LONGFIELD ROAD
MELTON MOWBRAY, LE13 1PP

£790 Per month
Part furnished

A well-presented three bedroom detached home situated in this well regarded area close to Melton Country Park, and within easy reach of John Ferneley. The accommodation briefly comprises a good sized lounge, dining room, kitchen, three bedrooms and a bathroom. Outside there is a lawned rear garden with a patio area, a single garage and off-road parking. The property has gas-fired central heating and uPVC double glazing.

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 - Detached



To locate the property take Scaford Road out of Melton town centre. Turn right onto Wymondham Way and take the second right onto Longfield Way. Continue straight on onto Longfield Road and Number 5 will be found on your left hand side

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with a radiator.

LOUNGE

14 x 12

with gas fire, laminate flooring, under stairs storage cupboard and a radiator.

DINING ROOM

14 x 12

with laminate flooring and a radiator.

KITCHEN

with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, hob and electric oven with extractor hood over, space for a fridge freezer, and a radiator.

STAIRCASE AND FIRST FLOOR LANDING

leading to:-

REAR DOUBLE BEDROOM

11'12 x 9'2

with a radiator.

FRONT DOUBLE BEDROOM

12'6 x 8'3

with a radiator.

FRONT SINGLE BEDROOM

9'10 x 6'8

with airing cupboard and a radiator.

BATHROOM

with white suite comprising bath with electric shower over, wash basin, and w.c. and a radiator.

OUTSIDE

Single garage with plumbing for a washing machine.

Garden to rear with lawn and patio.

Paved off-road parking to the front.

PETS

PETS CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

FURNISHINGS

Please note that this property is to let PART FURNISHED which generally means carpets and curtains only.

DISCLAIMER/NOTES

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.

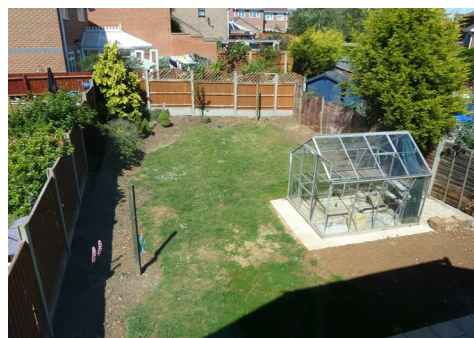
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord 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).



TERMS

RENT:	£790 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£911
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	