



## 3 SOUTH STREET

SCALFORD, MELTON MOWBRAY, LE14 4DY

## £650 Per month

Part furnished

A fantastic opportunity to reside in this well-presented and spacious two bedroom semi-detached cottage situated in the sought after village of Scalford. The accommodation briefly comprises a porch, lounge, dining room, kitchen, two bedrooms and a bathroom. Outside there is a good sized lawned garden to the front and side, and on street parking is to the front. The property boasts character features throughout and has partial double glazing and electric heating, and would provide ideal accommodation for a professional single occupant or couple.

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

## 2 bedroom House - Semi-Detached



To locate the property, take Scalford Road out of Melton Mowbray. As you enter the village take the first turning on your right onto South Street. The property can be found 100 yards along the road on your left hand side on the bend.

# Viewing Highly Recommended

## ACCOMMODATION

### PORCH

entered via a composite door with uPVC window.

### LOUNGE

12'5 x 11'11

with beamed ceiling, ornamental fire (not to be used), and electric storage heater.

### DINING ROOM

12'6 x 6'10

with an electric storage heater.

### KITCHEN

with a range of wall and base units, stainless steel sink and drainer unit as set in laminate roll top work surfaces, freestanding electric oven, space for under counter fridge, space for a washing machine (NON STANDARD SIZE) , under stairs pantry, door to garden, electric storage heater, tiled splashbacks and vinyl flooring.

### STAIRCASE AND FIRST FLOOR LANDING

with airing cupboard housing immersion heater, leading to:-

### DOUBLE BEDROOM

12'6 x 12

with a wardrobe and chest

of drawers (furniture can be removed if required), and an electric storage heater.

### DOUBLE BEDROOM

12'7 x 7

with an electric storage heater.

### BATHROOM

with coloured suite comprising wash basin, w.c. and bath with electric shower over and shower curtain, electric storage heater, tiled splashbacks and vinyl flooring.

### OUTSIDE

On street parking.

Lawned garden with brick built storage shed.

### FURNISHINGS

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

### PETS

STRICTLY NO PETS.

### 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 £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.

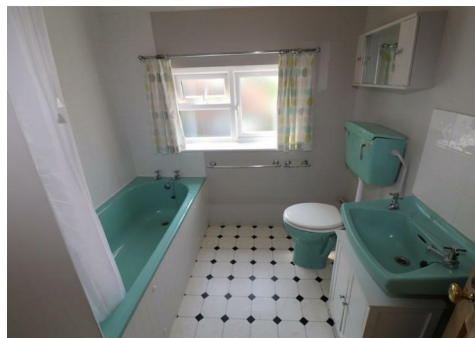
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord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

<b>RENT:</b>	£650 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£750
<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 . Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a>
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County Chambers, Kings Road,  
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**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	