



2A PALMERSTON ROAD
MELTON MOWBRAY, LE13 0SS

£1,200 Per month
Unfurnished

A fantastic opportunity to reside in this modern four bedroom detached property situated on a sought after residential street on the north side of Melton Mowbray. The property benefits from upVC double glazing, gas fired central heating and a low maintenance rear garden. In brief the property comprises of entrance hall, WC, kitchen, utility, living room, dining room, four bedrooms, ensuite, bathroom and a single garage. The property would ideally suit a professional single occupant or couple.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

4 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC door with laminate wood flooring, radiator and stairs to first floor landing.

WC

with low flush WC, sink, laminate flooring and radiator.

LOUNGE

17'05 x 12'11

a spacious room with wooden laminate flooring and radiator.

DINING ROOM

9'07 x 9'08

with patio doors to garden, radiator and laminate wooden flooring.

KITCHEN

12'03 x 9'07

A fully fitted kitchen comprising a range of eye and base level units, roll top laminate work surfaces, integrated gas hob, stainless steel extractor fan, stainless steel sink, freestanding dishwasher, (not to be maintained or replaced by landlord), integrated electric oven, freestanding fridge freezer, tiled splashback and flooring.

UTILITY ROOM

Comprising a range of eye and base level units, stainless steel sink, freestanding washing machine/freestanding tumble drier (both not to be maintained or replaced by landlord), wall mounted gas fired boiler, tiled flooring and uPVC door to garden.

LANDING

with access to loft (loft not included in tenancy) and airing cupboard with radiator.

BEDROOM ONE

13 x 10'10

a double bedroom with wardrobe, laminate floor and radiator.

ENSUITE

Comprising of a shower enclosure, low flush WC, sink, radiator, tiled flooring and tiled splash backs.

BEDROOM TWO

9'08 x 9'06

with laminate flooring and radiator.

BEDROOM THREE

13'09 x 8'04

A single bedroom with laminate flooring and radiator.

BEDROOM FOUR

10'04 x 8'08

A double bedroom with radiator and laminate flooring.

BATHROOM

Comprising of a modern three piece suite to include low flush WC, sink, p-shaped bath with mixer shower over, tiled splash backs, radiator, tiled flooring.

GARAGE

integrated single garage with power and light connected.
Freezer - not to be maintained by the landlord.

OUTSIDE

To the front there is a small garden with off street parking for 2 cars. To the rear there is a low maintenance garden mainly slabbed with raised ornamental beds all enclosed by panelled fencing.

LOCATION

To locate the property proceed out of Melton Mowbray on Nottingham Road. (A606) passing the Welby Pub on your left hand side. After the pub take the 6th turning on your left hand side into Palmerston Road.

PETS

SMALL PETS WOULD BE 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.

VIEWINGS

Strictly by appointment with Shouler and Sons.

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).



TERMS

RENT:	£1,200 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,384
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
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/
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Melton Mowbray, Leicestershire LE13 1QF

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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) 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	