



17 BROOK STREET
MELTON MOWBRAY, LE13 1AB

£695 Per month
Part furnished

A three bedroom traditional end terraced house which benefits from gas-fired central heating, uPVC double glazing, and a modern kitchen and bathroom suite. The property briefly comprises of two large reception rooms, two double bedrooms, a single bedroom and an upstairs bathroom. Brook Street is a popular area, well situated for the town centre and close to local amenities. There is a residents parking facility approximately 100 yards away on Saxby Road.

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



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
with a radiator.

LOUNGE
12'3" x 10'
with bay window and a radiator.

DINING ROOM
12'7" x 12'
with a radiator.

KITCHEN
with stainless steel sink unit as set in slate effect roll top laminate work surface, base units, wall cupboards, plumbing for automatic washing machine and a radiator.

STAIRS AND FIRST FLOOR LANDING
leading to:-

FRONT DOUBLE BEDROOM
12' x 12'
with a radiator.

FRONT SINGLE BEDROOM
with a radiator.

REAR DOUBLE BEDROOM
12' x 10'
with a radiator.

BATHROOM
with white suite comprising panelled bath, pedestal wash basin, w.c., radiator and gas-fired central heating boiler in cupboard.

OUTSIDE
Low maintenance rear garden with decked area and two brick stores.

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 tenancy agreement.

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

LOCATION
To locate the property, take Thorpe Road out of town. Immediately after the major traffic lights, turn right into Brook Street. The property can be found approximately 80 yards along on the left-hand side.

TERM
A one year shorthold tenancy is offered.

SERVICES
Mains electricity, gas, water and drainage.

VIEWINGS
Strictly by appointment with Shouler and Son.

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 license 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

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|---------------------|--|
| RENT: | £695 Per month, in advance, exclusive of rates and council tax. |
| DEPOSIT: | £800 |
| VIEW: | Strictly by appointment with Shouler & Son. |
| COUNCIL TAX: | Band A |
| EPC: | 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: https://www.gov.uk/find-energy-certificate |
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