



**2A BROOK STREET**  
MELTON MOWBRAY, LE13 1AB

**£650 Per month**  
Part furnished

A modern bay fronted TWO BEDROOM mid terraced property located within walking distance to Melton town centre. Benefiting from gas central heating and uPVC double glazing, this energy efficient property has modern fixtures throughout and a low maintenance gravelled garden and there is residents parking available nearby.

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 - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### KITCHEN

Comprising of a range of modern wall and base units with stainless steel handles, stainless steel sink and drainer set in a laminate work surface, gas hob with electric fan assisted oven under, pull out extractor hood, tiled floor and splashbacks, space for a fridge/freezer, plumbing for automatic washing machine, halogen spotlights and a radiator.

### CLOAKROOM/WC

With white suite comprising wash basin and w.c., tiled splashback and an extractor fan.

### LOUNGE

With entrance door, bay window to front, wood flooring and a radiator.

### FRONT BEDROOM

A double bedroom with a radiator.

### REAR BEDROOM

A double bedroom with a radiator.

### BATHROOM

Comprising of a white suite comprising wash basin, w.c. and a bath with shower over, tiled floor and splashbacks, halogen spotlights and a heated towel rail.

### OUTSIDE

A low maintenance gravelled garden with rear access. Use of communal garden with bin store. Residents parking is available nearby in the car park across the road on a first come first serve basis.

### LOCATION

To locate the property, take Thorpe End out of the town centre. Turn right at the major set of traffic lights, and immediately turn right in Brook Street. Number 2a is the fourth property on the right-hand side.

### 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).

### OTHER INFORMATION

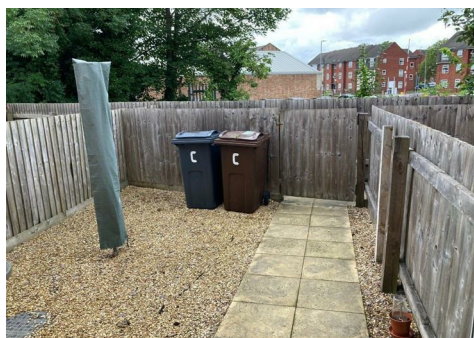
The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council. Band B.

Services : Main Electric, Gas, Water and Drainage.

EPC : Rating C.

STRICTLY NO PETS PERMITTED.

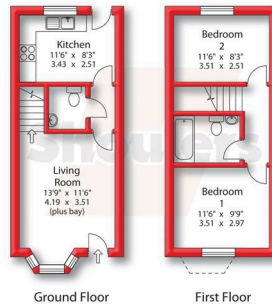


## TERMS

- RENT:** £650 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £750
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- 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: <https://www.gov.uk/find-energy-certificate>
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Mountain How  
2a Brook Street  
Approx Gross Floor Area = 652.2 Sq. Feet  
= 60.5 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

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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	