



34 KING STREET

SCALFORD, MELTON MOWBRAY, LE14 4DW

£695 Per month

Unfurnished

A fantastic opportunity to acquire this charming modernised TWO bedroom mid terrace cottage located in the sought after village of Scalford near Melton Mowbray. The property benefits from new uPVC double glazing, Wood burning stove, recent redecoration, a new fitted shaker kitchen, bathroom and flooring throughout. *CALL NOW TO ARRANGE YOUR VIEWING*

In brief the property comprises of rear entrance hall, kitchen, lounge, ground floor bathroom, two bedrooms and a courtyard garden to the rear and a small cottage garden to the front. Parking can be found on the road to the front of the property.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

REAR HALLWAY

Entered via hardwood door to hallway.

KITCHEN

A refitted shaker kitchen with a range of dove grey eye and base level units, wood effect laminate work surfaces, with integrated fridge and freezer, integrated electric hob, integrated electric oven, stainless steel extractor fan, stainless steel sink unit, space for washing machine, metro tiled splash backs, door to under stairs storage cupboard, door to stair well, pantry and vinyl wood effect flooring.

SITTING ROOM

With modern electric radiator, inbuilt original cupboards, exposed brick chimney breast with wooden mantle and wood burning stove.

GROUND FLOOR BATHROOM

Comprising of a newly fitted three piece suite, low flush WC, ceramic sink in unit, panlled bath with shower screen, monoblock mixer tap with riser rail hose and head with shower, tiled splash backs, wall mounted chrome towel rail and wood effect vinyl flooring.

LANDING

With two wall mounted shelves

BEDROOM ONE

With cast iron ornamental fire insert and electric radiator.

BEDROOM TWO

With electric radiator with airing cupboard housing immersion heater.

OUTSIDE

To the rear there is a small paved courtyard area with timber garden shed. To the front there is a small walled cottage garden and parking is on road parking to the front.

SITUATION

The cottage is situated in the sought after village of Scaford 4 miles to the north of Melton Mowbray. The village benefits from a local primary school and reputable public house (The Kings Arms) and has good links to the Vale of Belvoir, Loughborough, Leicester and Nottingham.

LOCATION

To locate the property take Scaford Road out of Melton Mowbray. On entering the village bear right onto King Street and the property can be found on your left hand side shortly before the bend.

OTHER TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council. Band B.

Services : Mains, electric, water and drainage.

EPC : Rating E.

A SMALL PET WOULD BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM.

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/>

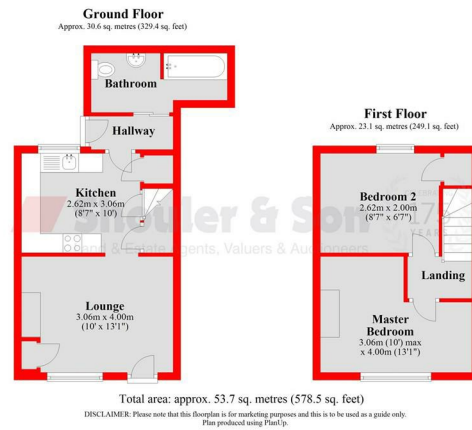
Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



TERMS

RENT:	£695 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£801
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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County Chambers, Kings Road,
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			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	