



## MILL HOUSE BECK MILL LANE £650 Per month

MELTON MOWBRAY, LE13 1PZ

Part furnished

A well presented TWO double bedroom mid terraced property conveniently located close to the town centre benefitting from uPVC double glazing and gas fired central heating. The property briefly comprises of open plan lounge/dining area, kitchen, two bedrooms, bathroom and an off street parking space to the front and would ideally suit a professional individual 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 - Mid Terrace



To locate the property proceed out of Melton on Norman Way passing by Halfords on your left hand side. Take the next turning on your left into Kings Road and instead of taking the bend carry on into Beckmill Lane. The property can then be found within the courtyard on your right hand side.

# Viewing Highly Recommended

## ACCOMMODATION

### LOUNGE/DINING AREA

20'07 x 12'02

Entered via a composite door to dining area with stairs to first floor landing, cloakroom cupboard, radiator and laminate flooring.

### KITCHEN

Comprising a range of eye and base level units with laminate effect work surfaces, stainless steel sink, wall mounted gas boiler, space for washing machine, integrated fridge with freezer box, integrated electric oven and integrated gas hob, extractor fan and laminate flooring.

### BEDROOM ONE

12'09 x 10'07

Double bedroom with radiator and built in wardrobe.

### BEDROOM TWO

12'03 x 7'04

A double bedroom with radiator.

### BATHROOM

A three piece suite comprising of low flush WC, sink, panelled bath with electric shower over, radiator, tiled splashbacks and tiled flooring.

### OUTSIDE

One off street parking space to the front.

### FURTHER TENANCY INFORMATION

PART FURNISHED - which typically means some carpets and curtains only.

STRICTLY NO PETS PERMITTED.

Council Tax : Melton Borough Council. Band A.

Services : Mains gas, electric, water and drainage.

EPC : Rating D.

### 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).

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## 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 A
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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County Chambers, Kings Road,  
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**Tel: 01664 560181**

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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>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(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	