



27 REGENT STREET
MELTON MOWBRAY, LE13 1BJ

£695 Per month
Part furnished

A well presented and traditional two bedroom mid terrace Victorian Terrace property located on a popular residential street close to the town centre. The property benefits from uPVC double glazing, gas fired central heating and a modern kitchen and bathroom and would ideally suit a professional individual or couple.

In brief the property comprises of two reception rooms, kitchen, downstairs WC and utility room, two double bedrooms, bathroom and an enclosed rear garden.

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

RECEPTION ONE (11.08 x 11.06 ft)

With radiator , laminate flooring, coved ceiling.

RECEPTION ROOM TWO (12.09 x 11.08 ft)

with laminate flooring, radiator, coved ceiling.

KITCHEN

A traditional galley kitchen comprising a range of eye and base level units, laminate work surfaces, stainless steel sink, integrated electric hob, stainless steel extractor fan, freestanding fridge and freezer, integrated electric oven, uPVC door to garden, tiled splashbacks and tiled flooring.

WC/UTILITY

With low flush WC, worktop with a range of eye and base level units, space for washing machine, radiator, tiled flooring.

BEDROOM ONE (11.08 x 11.06 ft)

A double bedroom with radiator.

BEDROOM TWO (14.00 x 8.11 ft)

A double bedroom with cupboard housing the Worcester Bosch gas combination boiler.

BATHROOM

A modern three piece suite comprising of low flush WC, ceramic sink, panelled bath with shower screen and electric shower over, tiled walls, tiled floors and a radiator.

OUTSIDE

To the rear there is an enclosed rear garden with gravelled area.

LOCATION

To locate the property proceed out of Melton on Burton Road, take the first turning into Mill Street. Follow the road around which then becomes Regent Street and the property can then be found on your left 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 £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).

TENANCY INFORMATION

The Property Is FLEXIBLY FURNISHED to include CARPETS, CURTAINS/BLINDS and some items of furniture. Should any items wish to be removed this can be agreed prior to the start of the tenancy.

Council Tax : Melton Borough Council : Band A.

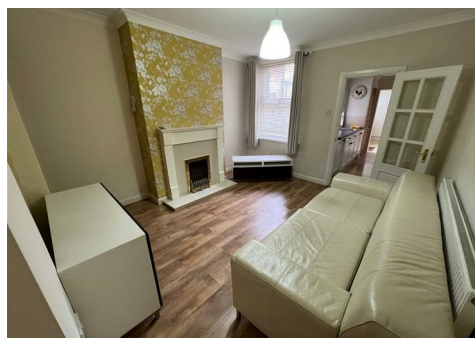
Deposit : £801

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.



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 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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