



**30 WYMONDHAM WAY**  
MELTON MOWBRAY, LE13 1HX

**£1,100 Per month**  
Unfurnished

A well presented and spacious **FOUR BEDROOM** detached house located on a popular residential estate close to the country park and John Ferneley High School. The property benefits from gas fired central heating, uPVC double glazing, a modern kitchen and a single garage. The property would be ideal for a professional couple looking for a modern property on the north side of Melton.

In brief the property comprises of entrance hall, kitchen, lounge, WC, conservatory/dining area, garage, four bedrooms, bathroom and a mature rear garden.

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

# 4 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

Entered via a uPVC door to entrance hall with stairs to first floor landing, radiator, tiled flooring and under stair cupboard.

### WC

With low flush WC, ceramic sink, tiled flooring.

### GARAGE (16.08 x 8.05 ft)

A single integral garage with power and light connected and wall mounted gas fired combi boiler.

### KITCHEN

A modern fitted kitchen with a range of gloss grey eye and base level units, laminate work surfaces, ceramic sink, freestanding electric rangemaster oven, extractor fan, tiled floor, radiator, uPVC door to garden, freestanding dishwasher and under counter fridge (both of these appliances are not to be maintained, disposed of or replaced by landlord).

### DINING ROOM/CONSERVATORY (19.11 x 8.07 ft)

With newly fitted carpet, radiator and double doors to garden.

### LOUNGE (11.09 x 15.07 ft)

A spacious room with radiator, wooden laminate flooring and ornamental fire.

### BEDROOM ONE (11.01 x 10.11 ft)

A double bedroom with radiator and inbuilt wardrobes.

### BEDROOM TWO (9.05 x 7.11 ft)

A single bedroom with inbuilt storage cabinet, radiator and laminate flooring.

### BEDROOM THREE (6.11 x 9.04 ft)

A single bedroom with inbuilt units, radiator, dressing table and laminate flooring.

### BEDROOM FOUR (9.07 x 10.11 ft)

A double bedroom with radiator.

### BATHROOM

A three piece suite comprising of P Shaped panel bath with electric shower, low flush WC, ceramic sink, medicine cabinet, radiator, tiled splashbacks and flooring.

### OUTSIDE

To the rear of the property there is a mature rear garden with an indian sandstone patio area, lawned area with beds of mature shrubs and plants. Garden shed (not to be maintained or replaced by the landlord). To the front there is a block paved driveway for 2 cars.

### 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).

### LOCATION

To locate the property exit Melton via Scafford Road and just before you pass John Ferneley High School turn left into Wymondham Way. Proceed down this road and the property can be found 100 yards on your right hand side.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND CURTAIN POLES ONLY.

Council Tax : Melton Borough Council : Band D.

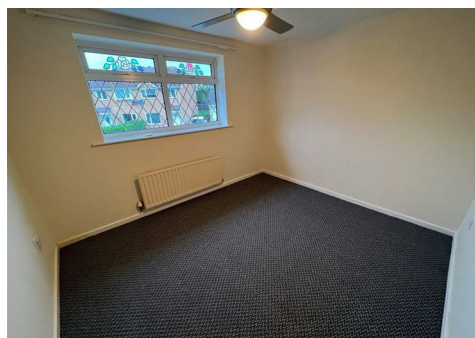
Deposit : £1,269

Term : A 6 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

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



## TERMS

<b>RENT:</b>	£1,100 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,269
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	