



110 MAIN STREET

ASFORDBY, MELTON MOWBRAY, LE14 3SA

£625 Per month

Unfurnished

A two bedroom semi-detached cottage situated in the heart of the popular village of Asfordby village near Melton. Benefiting from uPVC double glazing and gas central heating, the property comprises of a lounge/diner, kitchen and a bathroom. Outside there is a gravelled courtyard garden and parking. Asfordby is a well serviced village with many local amenities to include schools, take aways, shops and restaurants.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE/DINING ROOM A spacious room with two radiators and tiled flooring. Pine table and chairs.

KITCHEN with stainless steel sink unit as set in roll top laminate work surface, oak base units, electric hob and electric oven, automatic washing machine, refrigerator, wall mounted gas fired central heating boiler and a radiator.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM with a radiator. Bed and wardrobe.

SIDE SINGLE BEDROOM with a radiator. Bed, bedside tables.

BATHROOM with panelled bath, pedestal wash basin, low flush w.c. and a radiator.

OUTSIDE Small rear yard. Parking space to the carpark next to chipshop.

LOCATION

To locate the property take the A606 Asfordby Road out of Melton. At the second roundabout take the first exit into Asfordby village. The property can be found just before the village centre on the right hand side.

TENANCY INFORMATION

The Property Is **FLEXIBLY FURNISHED** to include all furniture. Any items left can be removed prior to commencement of tenancy at tenants request.

Council Tax : Melton Borough Council Band B.

Deposit : £721

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

Services : Mains electricity, gas, water and drainage.

EPC : D Rating.

ONE SMALL PET MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A damage rectification clause will be added to the tenancy agreement and the carpets will need to be cleaned at the end of the tenancy.

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:	£625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£721
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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