



34 MAIN STREET

THORPE SATCHVILLE, MELTON MOWBRAY, LE14 2DQ

£950 Per month

Unfurnished

Tandees Cottage of Thorpe Satchville offers a fantastic opportunity to reside in this spacious and extended semi detached period property with large garden located in the highly regarded village of Thorpe Satchville near Melton Mowbray. The property benefits from uPVC double glazing, gas fired central heating, an extended shaker style kitchen/living room, off street parking and a very large garden.

In brief the property comprises of entrance hall, WC, sitting room, kitchen/living/dining room, two double bedrooms, a modern bathroom, off street parking for 2 cars and a large garden with sandstone patio area.

The property underwent a scheme of refurbishment around 2 years ago to include new windows, flooring, plaster work, kitchen, bathroom and landscaping. Thorpe Satchville is ideally situated for access to the A46 and is located 5 miles out of Melton Mowbray to the south.



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

ENTRANCE HALL : With radiator.

WC : With low flush WC, sink and radiator.

SITTING ROOM (13.00 x 11.05 ft) with radiator, electric fire, door to stairwell with radiator.

KITCHEN/DINING/LIVING ROOM : (18.03 x 13.04 ft) a large extended room overlooking the gardens. The kitchen comprises of a range of eye and base level shaker style units, laminate wood effect worktops, kitchen island with integrated dishwasher, ceramic inset sink and breakfast bar. The kitchen also had a freestanding rangemaster electric oven, integrated fridge freezer, tiled splashbacks, bi fold double glazed doors to garden, ceiling downlights and wood effect Kardean flooring.

BEDROOM ONE : (11.05 x 13.00 ft at widest point) A double bedroom with views overlooking village green. The room had a radiator and alcove with closet area.

BEDROOM TWO : (9.01 x 12.00 ft) A double bedroom with radiator and views overlooking open fields and church.

BATHROOM : A contemporary bathroom comprising of p-shaped bath with mixer shower and rainfall head, low flush WC, sink built into quartz topped vanity unit, velux window, chrome heated towel rail, aquaboard splashbacks and vinyl check floor.

UTILITY ROOM (Located in Outhouse) : With space for under counter washing machine, stainless steel sink, wood effect worktops and a range of eye and base units.

ATTIC : The gas fired boiler is located in the attic space.

OUTSIDE : To the front there is a small garden area. To the rear there is a large indian sandstone patio area, brick store and a large garden mainly laid to lawn. The parking is located off of the garden area and has off street parking for 2 cars to a gravelled driveway. (Please note the access to the driveway is shared).

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 enter the village of Thorpe Satchville from Melton Mowbray, the property can then be found on your right hand side opposite the village green.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and integrated appliances only.

Council Tax : Melton Borough Council : Band C.

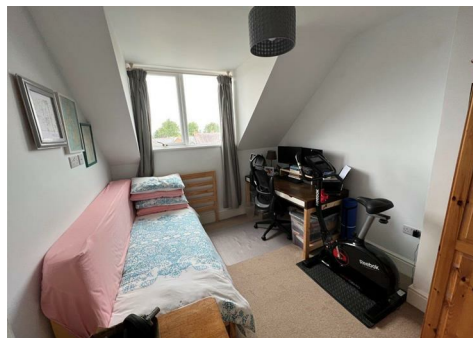
Deposit : £1,096

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

Services : Mains electricity, gas, water and drainage.

EPC : D.

A PET MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.



TERMS

RENT:	£950 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,096
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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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