



**21 STAFFORD AVENUE**  
MELTON MOWBRAY, LE13 1QZ

**£875 Per month**  
Unfurnished

A well presented and FULLY REFURBISHED three bedroom bay fronted period property with open plan reception rooms, modern fixtures and fittings located in this well established and sought after residential area of town.

The property comprises of entrance hall, two reception rooms, fitted kitchen and utility room, garden room, modern bathroom, three bedrooms, rear garden and a single garage.

This property is ideally situated on the north side of town within this popular and well established residential area and is convenient for the Brownlow Primary School, John Ferneley College, The Country Park, Tesco's Supermarket and the town centre.

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

# 3 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL :** Entrance via a uPVC front door, staircase leading up to the first floor landing.

**DINING ROOM :** A spacious room with open plan living area adjoining the sitting room, with a window to rear, an under stairs cupboard with light, door way to the kitchen breakfast room.

**SITTING ROOM :** With bay window to front, open ornamental fire recess and a fitted meter and fuse cupboard.

**KITCHEN/BREAKFAST ROOM :** Comprising a range of eye and base level units with work surfaces and splash backs. There is an integrated oven, grill and a ceramic hob with an extractor fan hood, a one and a half sink drainer unit, plumbing for a washing machine, space for a tumble dryer and a fridge freezer, wall mounted and concealed Glow Worm boiler and ceiling down lights.

**CONSERVATORY/GARDEN ROOM :** A part brick and UPVC double glazed room with french doors to side and there is courtesy lighting.

**LANDING :** A split level landing with a loft hatch.

**BEDROOM ONE :** A good sized double bedroom with a window to front.

**BEDROOM TWO :** A double bedroom with a window to rear.

**BEDROOM THREE :** A good sized single bedroom with a window to rear.

**BATHROOM :** Newly fitted suite with window to side and a white three piece suite to comprise: Low flush WC, a vanity unit wash hand basin with a counter top and a paneled bath with a shower attached and a screen above with tiled splash backs and an extractor fan.

**REAR GARDEN :** A mainly paved garden with boarders which is partly enclosed by garden wall and paneled fencing and there is gated area access to the rear and to the garage. (To be weeded before commencement of tenancy)

**DETACHED GARAGE :** Up and over door and a window to rear.

### LOCATION

Proceed out of town along the Thorpe Road (A607) for approximately 1/4 a mile then turn left into Stafford Avenue and the property is approximately 50 yards on the left.

### 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).

#### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,009

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

Services : Mains electricity, gas, water and drainage.

EPC : D.

A SMALL/MEDIUM DOG 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

|                     |  |
|---------------------|--|
| <b>RENT:</b>        | £875 Per month, in advance, exclusive of rates and council tax.  |
| <b>DEPOSIT:</b>     | £1,009   |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.  |
| <b>COUNCIL TAX:</b> | Band B   |
| <b>EPC:</b>         | This property has an Energy Performance Efficiency Rating Band D.<br>Ref<br>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,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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

**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>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>65</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 |           |