



17 CRAVEN STREET

MELTON MOWBRAY, LE13 0QT

£800 Per month
Part furnished

A well presented and traditional **THREE** bedroom mid terraced property located on a popular residential street on the south side of Melton Mowbray. The property benefits from uPVC glazing, high ceilings, gas fired heated and a modern kitchen and bathroom. The property would ideally suit a professional couple or individual looking for a traditional property within walking distance of the town centre.

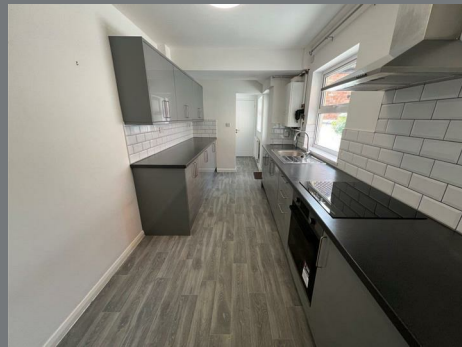
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

RECEPTION ROOM ONE

11'7 x 11'10

Entered via a uPVC door with radiator.

RECEPTION ROOM TWO

11'10 x 15'03

Stairs to first floor landing and radiator.

KITCHEN

A fully fitted kitchen comprising of a range of eye and base level units, roll top granite effect laminate work surfaces, integrated electric hob, integrated electric oven, stainless steel extractor fan, stainless steel sink, wall mounted gas combi boiler, tiled splashbacks, vinyl floor and door to back garden.

UTILITY ROOM

Roll top laminate work surface with space and plumbing for washing machine, tiled splashbacks, vinyl flooring and radiator.

WC

Low flush WC, wall mounted sink and vinyl flooring.

BEDROOM ONE

11'7 x 11'10

BATHROOM

A three piece suite with panelled bath with mixer taps and shower attachment and shower rail, low flush WC, tiled splashbacks, radiator and vinyl flooring.

BEDROOM TWO

6'08 x 9

A single bedroom with radiator.

BEDROOM THREE

7'6 x 10'7

A double bedroom with radiator.

OUTSIDE

A low maintenance concrete yard with gated access to rear. To the front there is on street parking and a small front yard.

LOCATION

To locate the property take the A606 out of Melton Mowbray. Go up the hill and take the first turning on your right into Craven Street. Proceed down this road and the property can be found on your left hand side situated next to the corner shop.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band A.

Deposit : £923

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

Services : Mains electricity, water, gas and drainage.

EPC : D rating.

ONE SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM. A professional carpet cleaning clause and damage rectification clause will be added to the contract.

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 Â£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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



TERMS

RENT:	£800 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£923
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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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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

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