



## 8 MAIN STREET

FRISBY ON THE WREAKE, MELTON MOWBRAY, LE14  
ON L

# £795 Per month

Unfurnished

A charming, well presented and spacious one bedroom end terrace period cottage located in the sought after village of Frisby on the Wreake near Melton Mowbray.

The extended property benefits from timber and uPVC double glazing, gas fired central heating via a combi boiler. The property comprises of sitting room, kitchen/diner, WC, double bedroom, refitted shower room and a low maintenance decked rear garden with brick built store.

Frisby is located 5 miles out of Melton Mowbray and has great road links to Leicester via the A46 and Loughborough. The village has many amenities to include a post office, convenience store, primary school and the Blue Bell public house.

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

# 1 bedroom House - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**SITTING ROOM :** (11.02 x 11.00 ft) Featuring an ornamental fire (not in service and not to be used), radiator.

**KITCHEN/DINING ROOM :** (19.07 x 8.01 ft) An extended room featuring a range of eye and base level units, walnut laminate wooden worktops, integrated electric hob, integrated electric oven, integrated extractor fan, space for fridge freezer, space for washing machine, radiator, stainless steel sink, oak door to rear garden, under stair store cupboard, beamed ceiling, tiled splashbacks and flooring, velux window, ceiling downlights and door to stairwell.

**WC :** With low flush WC, sink, chrome towel rail.

**DOUBLE BEDROOM :** (11.01 x 11.00 ft) A double bedroom with radiator, cast iron ornamental fire insert, two small wardrobes and door to shower room.

**SHOWER ROOM :** A contemporary bathroom with shower enclosure with mixer shower, low flush WC, ceramic sink, chrome heated towel rail, mirrored medicine cabinet, airing cupboard housing the Worcester Bosch gas fired combi boiler.

**OUTSIDE :** On street parking. To the rear there is a low maintenance decked two tier garden enclosed by fencing with a brick store beyond for storage.

### 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, curtains and some blinds only.

Council Tax : Melton Borough Council : Band A.

Deposit : £917

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

Services : Mains electricity, gas, water and drainage.

EPC : D.

**ONE SMALL 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.

#### LOCATION

To locate the property as you enter Frisby on Water Lane turn left at the junction and the property can be found 50 meters on your right shortly after the Blue Bell pub.



## TERMS

<b>RENT:</b>	£795 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£917
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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.

