



**18 PUMP LANE**  
ASFORDBY, LE14 3SH

**£875 Per month**  
Unfurnished

A well presented TWO bedroom DETACHED bungalow situated on a quiet road in this well-served village. This energy efficient property benefits from uPVC double glazed windows, gas central heating, private driveway and a low maintenance rear garden.

The property briefly comprises a dining kitchen, lounge, two bedrooms and a bathroom. Outside there is an enclosed rear courtyard and a driveway providing off road parking. Asfordby is a large village located just three miles west of Melton Mowbray which is well serviced with local amenities to include a public house, take aways, an Indian restaurant, convenience store and primary school.

\*The property is due to be internally decorated to all walls prior to any new tenancy commencing\*

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

# 2 bedroom Bungalow - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL** with timber door and ceramic tiled floor.

**LOUNGE** with a radiator and ceramic tiled flooring.

**KITCHEN** a modern kitchen with stainless steel sink unit as set in black marble effect roll top laminate work surface, base units and eye height cupboards, electric hob with oven under and cooker hood over space for washing machine, wall mounted gas fired central heating boiler and a radiator.

**REAR DOUBLE BEDROOM** with built-in wardrobe, dressing unit and a radiator.

**REAR SINGLE BEDROOM** with a radiator.

**BATHROOM** with white suite comprising corner bath, shower in cubicle, pedestal wash basin, low flush w.c. and a radiator.

**OUTSIDE** Off-road parking for two cars and a low maintenance paved patio to rear.

### 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/>

#### 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.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,009

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

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : C rating.

PETS : A small or medium dog may be permitted at the landlords discretion, this would be subject to £25 PCM more on the rent and a professional damage rectification clause will be added to the contract. The carpets would also be expected to be cleaned to ensure they are free from dirt/fleas following vacation.

### LOCATION

Take the A6006 Asfordby Road out of Melton. At the second roundabout, take the first exit into Asfordby village. Drive through the village and take the left turn onto Mill Lane. Pump Lane is the first road on the left and the property can be found 50 yards along on the left-hand side



## 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 C. 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>
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**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>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	