



20 ALGERNON ROAD
MELTON MOWBRAY, LE13 1PX

£700 Per month
Unfurnished

A well presented two bedroom traditional Victorian end of terrace property situated close to Brownlow School and many other amenities. The property has new UPVC sash windows throughout and a small courtyard garden to the rear. The property also benefits from gas central heating and comprises of two reception rooms, kitchen, ground floor bathroom, two double bedrooms and a small gravelled garden. There is on street parking available and the property would make an idea home for a professional person or couple.

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

LOUNGE

11'6" x 11'3"

with a feature ornamental fireplace (not to be used) , door to front and a radiator.

DINING ROOM

12'5" x 11'6"

with cupboard under stairs, built-in shelving and a radiator.

KITCHEN

with stainless steel sink and drainer unit as set in black slate effect roll top laminate work surface, a range of wall and base units, space for electric oven and washing machine, tiled splashback, radiator and vinyl flooring.

BATHROOM

with white suite comprising panelled bath with shower over, wash basin and w.c., tiled splashbacks, radiator and new vinyl flooring.

STAIRCASE AND LANDING

Leading to:-

FRONT DOUBLE BEDROOM

11'6" x 11'3"

with a feature cast iron fireplace and a radiator.

REAR DOUBLE BEDROOM

12'7" x 11'7"

with a feature cast iron fireplace, radiator and airing cupboard with electric immersion heater and wall mounted gas-fired central heating boiler.

OUTSIDE

Small gravelled yard.

LOCATION

Take the A607 Thorpe Road from Melton Mowbray town centre. Take the first left into Stafford Avenue, and first left into Algernon Road. The property can be located approximately 100 yards along on the right-hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets.

Council Tax : Melton Borough Council : Band A.

Deposit : £807.00

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

Services : Mains electricity, gas, water and drainage.

EPC : Band E

STRICTLY NO PETS PERMITTED.

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).

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:	£700 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£807
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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