



45 MAIN STREET
KIRBY BELLARS, LE14 2EA

£875 Per month
Unfurnished

An attractive TWO bedroom cottage situated in the sought after village of Kirby Bellars just 2½ miles outside of Melton Mowbray. Conveniently located for Leicester and Loughborough, the property benefits from gas central heating, uPVC double glazing, character features and a good sized cottage garden. The accommodation briefly comprises lounge, dining room, kitchen, two double bedrooms and a bathroom with separate w.c. Outside there is a larger than average pretty cottage garden to the rear, a single garage and a driveway providing off-road parking.

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

SUMMARY

LIVING ROOM (14'11" x 11'9") with fitted cupboard, ornamental brick fireplace (not to be used as not servicable) and a radiator.

KITCHEN (7'5" x 5'9") with a range of wall and base units, sink and drainer unit, tiled work surface and splash back, electric cooker, fridge, washing machine, laminate flooring and a radiator.

DINING ROOM (10'10" x 9'5") with door to rear porch and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (11'10" x 10' max) with a radiator.

FRONT DOUBLE BEDROOM (12' x 7' max) with a radiator.

BATHROOM with white suite comprising bath with shower over, wash basin, tiled splash back and a radiator.

W.C. with white w.c..

OUTSIDE : Spacious cottage garden to the rear with three brick stores. Single garage and off-road parking.

LOCATION

To locate the property, take the A607 Leicester Road out of Melton. On entering Kirby Bellars, turn right in the centre of the village onto Main Street. The property is situated on your left-hand side

IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL available.

Council Tax : Melton Borough Council : Band B.

Deposit : £1009

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

Services : Mains electricity, water, drainage and gas.

EPC : D rating.

Pets : A small dog may be considered at the landlords discretion subject to an increased monthly rent of £25 PCM. A damage rectification clause will be added to the contract and the carpets would be expected to be cleaned at the end of the tenancy with the relevant pet solution.

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 Á£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

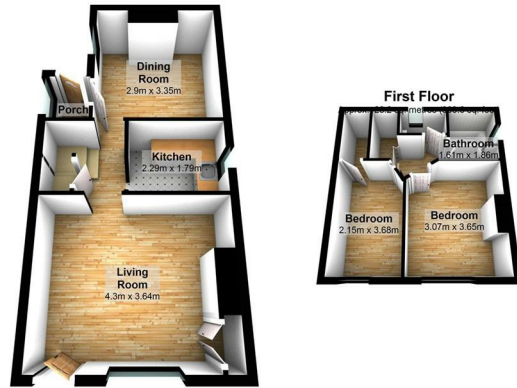
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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:	£875 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,009
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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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Total area: approx. 63.2 sq. metres (680.2 sq. feet)

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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) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	