



**152 EDENDALE ROAD**  
MELTON MOWBRAY, LE13 0QG

**£825 Per month**  
Unfurnished

A very well presented TWO bedroom mid terrace located on a popular residential estate to the south of Melton benefitting from a modern kitchen and bathroom, uPVC double glazing and gas fired heating. The property comprises of entrance hall, kitchen, dining room, sitting room, two double bedrooms, bathroom, WC and has off street parking to the front and a large rear garden.

The property would ideally suit a professional individual or couple looking for a house located close to local amenities. The property is ideally situated close to the A607 towards Leicester and local amenities include the Spar shop and Cherry Tree 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

# 2 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL :** Entered via a uPVC door with stairs to first floor, storage cupboard, radiator, under stair storage area.

**KITCHEN :** (2.5 x 3.2 m) A contemporary kitchen with a range of eye and base level units, wood effect laminate work surfaces, stainless steel inset sink, freestanding dishwasher (not to be maintained, disposed of or replaced by landlord as left by previous tenant), space for washing machine and space for fridge freezer, integrated electric oven and hob, stainless steel extractor fan, tiled flooring, tiled splashbacks and opening to dining room area.

**DINING ROOM :** (2.58 x 3.18 m) With sliding patio doors to garden and radiator.

**SITTING ROOM :** (3.28 x 3.77 m) With radiator.

**LANDING :** with loft hatch and airing cupboard housing Worcester Bosch combi boiler.

**BEDROOM ONE :** (3.25 x 3.79 m) A double bedroom with radiator.

**BEDROOM TWO :** (2.6 x 3.7 m) A double bedroom with radiator.

**BATHROOM :** A modern bathroom with ceramic sink, panelled bath with electric shower, radiator, fully tiled walls and vinyl flooring.

**WC :** With low flush WC, sink, radiator and vinyl flooring.

**OUTSIDE :** One off street parking space to front driveway, to the rear there is a spacious garden with patio area and mainly laid to lawn.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds/curtain poles only.

**Council Tax :** Melton Borough Council : Band B

**Deposit :** £951

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

**Services :** Mains electricity, gas, water and drainage.

**EPC :** Band C.

**PETS :** A small dog may be considered at the landlord's discretion at an increased rent of £25 PCM. We would also request that the carpets are professionally cleaned at the end of the tenancy to ensure that the carpets are clean and free from dander/fleas.

### LOCATION

To locate the property take Leicester Road out of Melton (A607) at the roundabout near B&Q turn left onto Edendale Road. Follow this road until the next roundabout and go straight over. Proceed down this road and you will find the property on your left hand side 50 meters before the junction.

### 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

<b>RENT:</b>	£825 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£951
<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>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	