



13 DULVERTON ROAD
MELTON MOWBRAY, LE13 0SF

£1,050 Per month
Unfurnished

AVAILABLE NOW A fantastic opportunity to reside in this renovated **THREE** bedroom semi detached house located on a popular quiet residential street on the north side of Melton Mowbray. The property recently underwent a scheme of refurbishment in Spring 2024 to include new carpets, decor and open plan kitchen replaced.

In brief the property comprises of entrance hall, sitting room, dining/kitchen, three bedrooms, family bathroom, off street parking to the front, single garage and a spacious rear garden with newly laid sandstone patio.

The property also benefits from gas fired heating and uPVC double glazing and would ideally suit a professional individual/couple or family.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : entered via a uPVC door with secondary timber door leading with entrance hall with radiator, stairs to first floor landing and door to :

SITTING ROOM : (10.11 x 16.10 ft) a spacious room with bay window to front, electric wall mounted fire and a radiator. Open to:

KITCHEN/DINING ROOM : (17.03 x 12.11 ft) a refitted open plan kitchen dining room with sliding upVC door to garden, a range of eye and base level units with breakfast bar and slate effect laminate work surfaces, freestanding fridge/freezer, integrated dishwasher, space for washing machine, stainless steel sink, integrated electric oven and hob, stainless steel extractor fan, radiator, wood effect vinyl flooring and door to rear garden .

BEDROOM ONE : (7.00 x 7.11 ft) a front facing single bedroom with radiator.

BEDROOM TWO : (14.02 x 9.10 ft) a front facing double bedroom with bay window and radiator.

BEDROOM THREE : (12.01 x 8.07 ft) a rear aspect double bedroom, radiator and inbuilt wardrobes.

BATHROOM : a modern suite comprising of low flush WC, sink, panelled bath with screen and mixer taps with shower attachment, tiled splashbacks, chrome towel rail and vinyl tiled flooring.

OUTSIDE : To the front there is off road parking for two cars. Single garage to the rear with a newly laid indian sandstone patio area. Garden mainly laid to lawn all enclosed by panelled fencing.

LOCATION

To locate the property, take the Nottingham Road out of the town centre. Towards to top of Nottingham Road turn left into Palmerston Road and following the road round to your left at the top of the hill as it becomes Abingdon Road. Dulverton Road is the first road on your left and No. 13 can be found on your right hand side

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtain tracks only.

INTERNET : ADSL Broadband internet available.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,211

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

Services : Mains electricity, water, gas and drainage.

EPC : D

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 Â£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:	£1,050 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,211
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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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