



65 MILL STREET
MELTON MOWBRAY, LE13 1AY

£795 Per month
Unfurnished

A well presented and spacious TWO bedroom mid terrace townhouse located within walking distance of the town center. The property comprises of sitting room, kitchen diner, Cloakroom, two bedrooms, bathroom, rear garden and one off street parking space and has uPVC glazing and gas fired heating.

The property would ideally suit a professional individual or couple/family looking for a energy efficient property located close to the shops and train station.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE (14.01 x 15.01 ft) Entered via composite door with stairs to first floor landing, radiator.

KITCHEN/DINER : (14.01 x 12.01 at widest point) a modern kitchen with a range of gloss eye and base level units, wood effect laminate worktops, space for washing machine, space for fridge, elec hob and oven, extractor fan, stainless steel sink, french doors to garden, Ideal gas fired combi boiler, tiled flooring.

CLOAKROOM : with WC, sink, radiator, tiled flooring.

LANDING : Radiator, loft hatch (not to be used) and airing cupboard.

BEDROOM ONE : (9.00 x 14.00 ft) a rear facing double bedroom with radiator and built in wardrobe with views over church.

BATHROOM : with 4 piece suite, shower, bath, WC, sink, radiator and parquet effect vinyl flooring.

BEDROOM TWO : (8.00 x 14.01 ft) Double bedroom with radiator and built in wardrobe.

OUTSIDE : One off street parking space to the front of the window and rear garden mainly laid to lawn.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band B.

Deposit : £917

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

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, water and drainage.

EPC : B rating.

Pets : 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:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band B. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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			97
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	