



32 VICTORIA STREET
MELTON MOWBRAY, LE13 0AS

£865 Per month
Unfurnished

A well-presented and spacious modern three bedroom end of terrace property situated on a popular street to the south of Melton off of Burton Road. The property is set back from the road and has gas-fired central heating and uPVC double glazing.

The accommodation briefly comprises an entrance hall, lounge, dining kitchen, ground floor cloakroom/w.c., three bedrooms and a bathroom.

Outside there is off-road parking and an enclosed patio garden to the rear of the property. It would provide ideal accommodation for a professional couple or family.

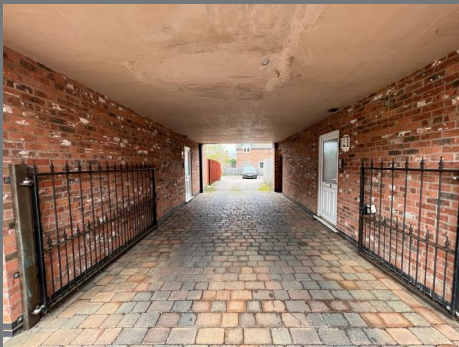
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with uPVC door to front and a radiator.

DINING KITCHEN (15' x 11'1") A modern kitchen with a range of wall and base units, stainless steel sink and drainer unit as set in laminate roll top work surfaces, electric oven, electric inset hob, extractor over, tiled splashbacks, integrated refrigerator, plumbing for automatic washing machine, ideal central heating boiler and a radiator.

GROUND FLOOR CLOAKROOM/W.C. with white suite comprising w.c., wash basin, tiled splashbacks and a radiator.

LOUNGE (15'4" x 14'4") with electric fire and wood surround, uPVC patio doors to rear and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (11'5" x 11'1") with a radiator.

REAR DOUBLE BEDROOM (12' x 8'3") with a radiator.

REAR SINGLE BEDROOM (12' x 5'7") with a radiator.

BATHROOM with white suite comprising panelled bath with shower over, w.c., wash basin, tiled splashbacks and a radiator.

OUTSIDE Enclosed patio yard to front and rear. Off-road parking space.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band C.

Deposit : £998

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

Services : Mains electricity, gas, water and drainage.

EPC : C

STRICTLY NO PETS PERMITTED.

INTERNET : ADSL and FIBRE available.

VIEWINGS : Strictly with Shouler & Son by appointment.

LOCATION

To locate the property, take the A606 Burton Road out of Melton. After passing over the railway bridge, continue up the hill. Victoria Street is the third road on your right, and the property can be located on your right hand side through an archway in between No. 26 and No. 34.

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.

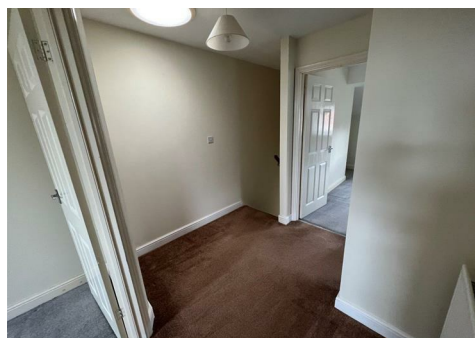
Property Redress

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:	£865 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£998
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	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: https://www.gov.uk/find-energy-certificate
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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			86
(81-91) B		72	
(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	