



28 MELTON ROAD

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14

£1,150 Per month

Not specified

A fantastic opportunity reside in this newly decorated two/three bedroom DETACHED stone built period cottage in the highly regarded village of Waltham on the Wolds near Melton Mowbray.

The property benefits from recent redecoration throughout, new flooring and retains a wealth of character features to include beamed ceilings, open fire, timber doors, quarry tiled flooring, uPVC double glazing, oil fired heating and a spacious lawned garden overlooking open countryside.

In brief the property comprises breakfast kitchen, sitting room, 2nd reception room (which could be used as a ground floor bedroom), utility room/office, downstairs bathroom. Upstairs there are 2 further bedrooms. Outside the property benefits from a spacious elevated garden. There are also three outhouse/stores within the garden.

Parking is located to the right of the building when looking from roadside however there is a right of way to the field via 5 bar gate for agricultural purposes and a public foot path.



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 - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

BREAKFAST KITCHEN : Entered via a uPVC door to a breakfast kitchen comprising of a range of eye and base level units, composite inset sink, electric hob and oven, extractor fan, radiator, quarry tiled flooring, beamed ceiling, timber window seat, tiled splashbacks, understair store cupboard, newly installed under counter fridge and dishwasher and stone stepped stairwell to first floor. Under stair cupboard housing plumbing for washing machine.

SITTING ROOM : A spacious room with picture rails, beamed ceilings, door to front door entrance, brick built surround with open fire and a radiator.

RECEPTION TWO/DOWNSTAIRS BEDROOM : A spacious room with radiator.

OFFICE/UTILITY ROOM : A multi purpose room with radiator, new Grant floor mounted oil fired boiler, door to cupboard housing the hot water cylinder

DOWNSTAIRS BATHROOM : A suite comprising of low flush WC, ceramic sink, panelled bath with wooden side panels, shower enclosure with electric shower, radiator, tiled splashbacks.

BEDROOM ONE : A first floor double bedroom with radiator.

BEDROOM TWO : A first floor double bedroom with radiator.

OUTSIDE : There is a large mature elevated garden mainly laid to lawn with mature trees and gravelled area below. There are also 3 brick built coal/store houses. Parking to the RHS of building when looking from road, please note farmer has right of way through to field when access needed.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band D.

Deposit : £1,326

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

Services : Mains electricity, water and drainage. Oil fired heating (any remaining oil must be purchased at the point of the tenancy commencing).

EPC : G Rating (High Cost Exemption) EPC Exemption reference BEIS00380002HFGJB

A small or medium dog may be permitted at the discetion of the landlord at an increased rent of £25

PCM.

Viewings : Strictly by appointment with Shouler & Son .

LOCATION

To locate the property head out of Melton towards Waltham on the A607. On entering Waltham pass the School on your left hand side and the property can be found shortly after on your left.

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

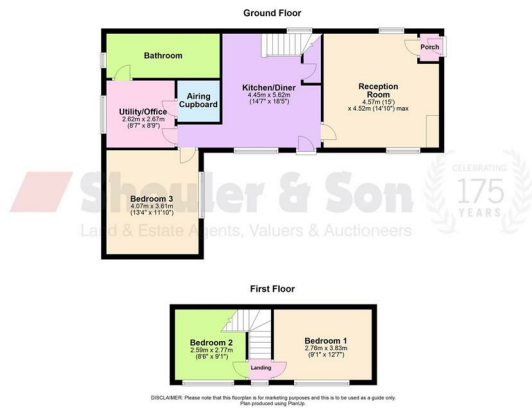
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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:	£1,150 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,326
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band G. 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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