



3 BELVOIR STREET
MELTON MOWBRAY, LE13 1QA

£825 Per month
Unfurnished

A traditional and spacious TWO bedroom Edwardian townhouse conveniently located for the local supermarket and Brownlow Primary School. The accommodation briefly comprises two large reception rooms, modern fitted kitchen, two double bedrooms, and a bathroom. Outside there is a mature garden with two brick-built outhouses to the lean to and on road parking is available to the front. The property benefits from gas-fired central heating and uPVC double glazed sash windows, and would provide ideal accommodation for a professional person or couple.

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 (11'2" x 11'1") with a feature wall mounted gas fire, and a radiator.

DINING ROOM (12' x 11'1") with gas stove fire, under stairs storage cupboard, laminate flooring and a radiator.

KITCHEN modern kitchen with a range of wall and base units, stainless steel sink and drainer unit as set in laminate worksurfaces, integrated electric oven and hob, stainless steel extractor fan, integrated fridge, integrated dishwasher, space for undercounter freezer, tiled splash backs, laminate flooring, and door to rear porch area. Please note the dishwasher is not to be maintained by the landlord.

REAR PORCH (16'5" x 3'11") with two brick-built storage houses, one of which has space for plumbing for a washing machine, and the other houses a w.c. and Ideal gas central heating boiler.

STAIRS TO FIRST FLOOR LANDING with a radiator, leading to:-

DOUBLE BEDROOM (12'7" x 11'3") with a radiator.

DOUBLE BEDROOM (12' x 9'5") with storage cupboard and a radiator.

BATHROOM with white suite comprising pedestal wash basin, w.c., and bath with Mira electric shower over, heated towel rail, tiled flooring and airing cupboard housing immersion tank and water tank.

OUTSIDE Lawned rear garden with small pond. Timber garden shed. On-road parking to front.

LOCATION

To locate the property, take Thorpe Road (A607) out of the town centre. Belvoir Street is the 5th turning on your left hand side and the property can be found almost immediately on your left hand side.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some integrated appliances only.

Council Tax : Melton Borough Council. Band A.

Deposit : £923

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

One small dog may be considered at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

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

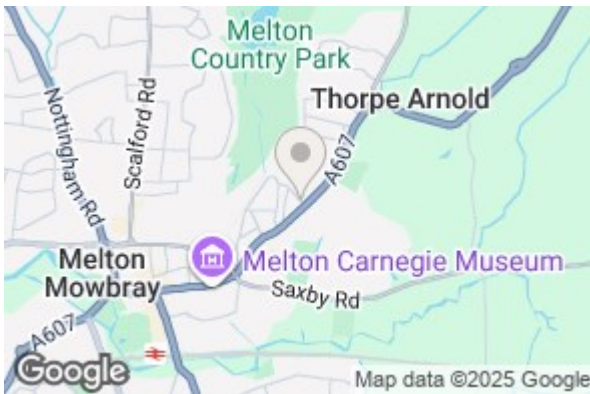
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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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