



77 SAXBY ROAD
MELTON MOWBRAY, LE13 1BP

£850

Not specified

A very well presented and spacious Edwardian two bedroom terrace located on Saxby Road. The property has been sympathetically upgraded and retains many character features throughout to include wood burning stove, pine doors and high ceilings. The property also has gas-fired central heating and uPVC double glazing.

The accommodation briefly comprises a lounge, dining room, kitchen, utility room, two bedrooms, an attic/store room, and a bathroom. Outside there is a low maintenance garden to the rear.

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 - Terraced



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE (11'11"x11'6") - A welcoming lounge featuring a bay window, a wood-burning stove and a radiator.

DINING ROOM (12'5"x11'11") - Complete with a wood-burning stove, built-in corner cupboard and patio doors that open out to the garden. Stairs lead to the first floor.

KITCHEN (10'11"x6'7") - Fitted with wooden and laminate work surfaces, solid wood shelving, a Beko freestanding electric oven with hob, and an extractor fan. There is a ceramic Belfast sink, space for an under-counter fridge freezer, tiled splashbacks and tiled flooring.

UTILITY ROOM - Features a laminate work surface and space for a washing machine.

DOUBLE BEDROOM (11'11"x11'5") - This bedroom includes an ornamental fireplace and a built-in storage cupboard with a loft hatch.

DOUBLE BEDROOM (12'6"x9'1") - With an ornamental fire insert and a radiator.

BATHROOM - A modern white suite comprising a wash basin, WC, and bath with a shower screen and electric shower over. It also has a heated towel rail, a radiator, tiled splashbacks, and an airing cupboard housing a wall-mounted gas combi boiler.

ATTIC/STORAGE ROOM - A versatile space with a Velux window, storage cupboard, and laminate flooring.

OUTSIDE - The property benefits from a gravelled front garden and a low-maintenance, lawned rear garden with a small patio terrace. On-street parking is available.

IMPORTANT PROPERTY INFORMATION

Council Tax : Melton Council . Band A.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

Internet : ADSL and Fibre available.

Viewings : Strictly by appointment with Shouler & Son.

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).

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TERMS

RENT:	£850 , in advance, exclusive of rates and council tax.
DEPOSIT:	£980
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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