



129A SANDY LANE
MELTON MOWBRAY, LE13 0AW

£800 Per month
Unfurnished

A well presented spacious one bedroom semi detached bungalow located on the outskirts of Melton on the south side of town.

The property has gas fired central heating, uPVC double glazing and has been newly decorated throughout with newly fitted carpets.

The property comprises of entrance hall, kitchen, sitting room, bathroom, bedroom, rear garden and off street parking to the front.

Rent is inclusive of water rates and the property would be ideally suited to a professional or retired individual/couple looking for a well presented property.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Bungalow - Semi Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Entrance Hall : Entered via uPVC door to entrance hall with newly fitted carpet, radiator, cupboard housing the fuse board and door to kitchen.

Kitchen : (10.07 x 10.05 ft) a contemporary kitchen comprising a range of eye and base level units, laminate worktops, stainless steel sink, space and plumbing for dishwasher and washing machine, new Bosch integrated electric oven, gas hob, extractor fan, space for under counter fridge, tiled splashbacks, vinyl tile effect floor, radiator and cupboard housing the Ideal gas fired combi boiler.

Sitting Room : (24.07 x 12.01 ft) a spacious room with two radiators, double glazed sliding patio door and electric fire in wooden surround.

Bathroom : A four piece suite of ceramic sink, bath, shower with mixer shower, low flush WC, radiator, medicine cabinet, tiled flooring, white tiled splashbacks and cupboard.

Bedroom : (14.10 x 10.11 ft) a double bedroom with two radiators.

Outside : Off street parking to the front and a rear garden with patio area and lawn.

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.

IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL and Fibre broadband available.

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, drainage.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : Band D

PETS : A small to medium dog may be considered at discretion of landlord subject to damage rectification clause in the agreement and at an increased rent of £25 PCM.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)



TERMS

RENT:	£800 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£923
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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