



28 MELTON ROAD

WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14

£1,150 Per month

Unfurnished

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

The property 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, 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, 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 : An assured periodic tenancy is offered.

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

Viewings : Strictly by appointment with Shouler & Son .

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)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

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: -

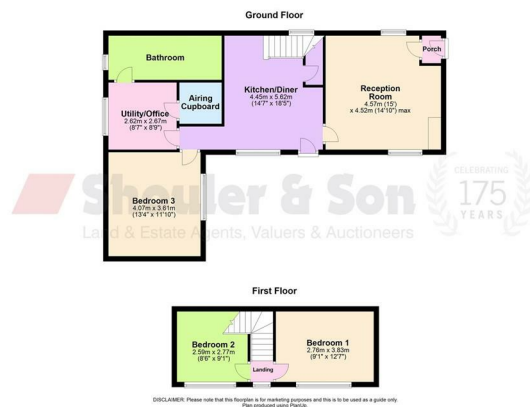
Deposit: 5 weeks rent (for annual rents up to Â£50,000).

Initial monthly rent



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
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/



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EPC: This property has an Energy Performance Rating. A copy is available upon request.