



4 NENE CLOSE

MELTON MOWBRAY, LE13 0HE

£695 Per month

Unfurnished

A well-presented two bedroom semi-detached home located on the south side of town having gas central heating and uPVC double glazing. The property benefits from modern fixtures and fittings, contemporary décor and a landscaped rear garden with gravelled patio area. To the front is a further lawned garden with gravelled off-road parking to the side.

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

UPVC ENTRANCE PORCH

with door to front and meter cupboard.

LOUNGE

11'3 x 13'10

with laminate flooring, built-in cupboards, staircase to first floor and a radiator.

DINING KITCHEN

14 x 8'8

with door to side, a range of modern wall and base units with brushed stainless steel handles, integrated Zanussi gas hob with electric oven under and brushed stainless steel extractor hood over, laminate worktop, tiled floor and splashback, Worcester combination central heating boiler and a radiator.

FIRST FLOOR LANDING

with cupboard and a radiator.

FRONT DOUBLE BEDROOM

10'11 x 10'11

with a radiator.

REAR DOUBLE BEDROOM

11'9 x 7'9

with a radiator.

BATHROOM

Complete new bathroom fitted in 2021. Including a towel rail, floor to ceiling tiling and a shower.

OUTSIDE

Lawned garden with shrubbery to the front.

Gravelled off-road parking to the side with raised flower beds and a gate leading to the rear.

Gravelled patio area with a good sized lawn garden having further raised flower beds and shrubbery to the rear.

LOCATION

Leave the town centre via Wilton Road continuing onto

Leicester Road and go straight ahead at the first island.

Continue over the railway bridge and at the next island bear left onto Edendale Road, turning immediately left into Tamar Road. Nene Close is the second turning on your left hand side and number 4 can be found in the bottom left hand corner.

VIEWINGS

Strictly by appointment with Shouler and Sons.

PETS

WOULD 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).



TERMS

RENT:	£695 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£800
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band . 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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Melton Mowbray, Leicestershire LE13 1QF

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC