



## 25 FERNIE AVENUE

MELTON MOWBRAY, LE13 0HZ

£800 Per month

Unfurnished

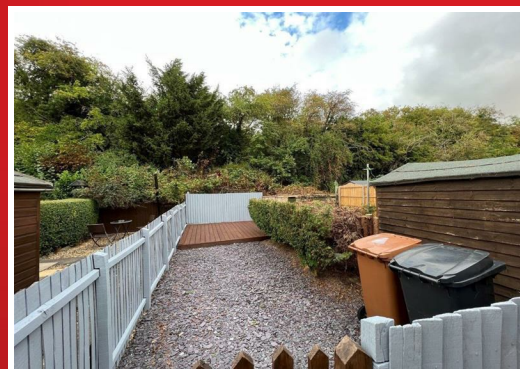
A spacious and well presented two bedroom mid terrace period property located on a popular residential street situated within walking distance of the town centre.

The spacious period property benefits from uPVC double glazing, gas central heating, a modern bathroom, rear garden, on street permit parking and also is conveniently located close to the town centre.

\*Available Mid August 2026 (subject to final inspection).

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## 2 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### RECEPTION ROOM 1 (11.04 x 11.05 ft)

Entered via a Upvc door with ornamental fire with tiled hearth, coving and radiator.

### RECEPTION ROOM TWO (11.06 x 12.01 ft)

with radiator, stairs to first floor landing and coved ceiling.

### KITCHEN

A galley kitchen comprising a range of eye and base level units, laminate work surfaces, freestanding fridge freezer and washing machine (neither to be maintained or replaced by landlord), stainless steel sink, ideal logic wall mounted gas boiler, uPVC door to back garden, radiator, freestanding electric oven, tiled splashbacks, extractor fan and tiled flooring.

### WC

With low flush WC and tiled flooring.

### STAIRWELL AND LANDING

With radiator and loft hatch (loft space not included in tenancy and not to be used).

### BEDROOM ONE (10.05 x 11.03 ft)

A double bedroom with radiator and two built in wardrobes.

### BEDROOM TWO (12.01 x 8.05 ft)

A double bedroom with radiator.

### SHOWER ROOM

Comprising of double walk in shower enclosure with electric shower, ceramic sink pedestal, low flush WC, towel rail, airing cupboard housing immersion tank, marble effect ceramic tile splashbacks and mosaic effect vinyl flooring.

### OUTSIDE

A small concreted yard to the front. To the rear there is a courtyard with coal/store shed and outside tap. (Neighbours have right of way across alleyway). There is also a private garden with slated bed and raised decking area backing onto the old railway line. Parking is via permit only from Leicestershire County Council at a cost of £50 - £60 per annum per car.

### LOCATION

To locate the property head out of Melton on Asfordby Road and take the 2nd turning on your right into Quorn Avenue. Proceed down this street and turn right onto Fernie Avenue. The property can then be found on your right hand side with visitors parking available to the car park in the blue bays offering 40 minutes.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band A.

Deposit : £923

Services : Mains electricity, gas, water and drainage.

Internet : Fibre and ADSL available.

EPC : Band D.

Term : An assured periodic tenancy is offered.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. Please see [www.melton.gov.uk/planning](http://www.melton.gov.uk/planning)

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

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



## TERMS

|                     |                                                                                                                                                                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RENT:</b>        | £800 Per month, in advance, exclusive of rates and council tax.                                                                                                                                                                                                                                     |
| <b>DEPOSIT:</b>     | £923                                                                                                                                                                                                                                                                                                |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.                                                                                                                                                                                                                                                         |
| <b>COUNCIL TAX:</b> | Band A                                                                                                                                                                                                                                                                                              |
| <b>EPC:</b>         | <p>This property has an Energy Performance Efficiency Rating Band .</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a></p>                           |
| <b>REDRESS:</b>     | <p>Shouler &amp; 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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a></p> |



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC 