



5 OLD BREWERY COURT

MELTON MOWBRAY, LEICESTERSHIRE, LE13 1RE

£625 p.m.x.
Part Furnished

A newly refurbished two bedroom character property conveniently situated on Thorpe End close to Melton town centre. The site was formally an old brewery which has been sympathetically converted by the owner. The accommodation briefly comprises an open plan lounge/kitchen area, two bedrooms and a bathroom. Outside there is off-road parking and a garden to the rear. The property also has uPVC glazing and modern electric heating.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Fully refurbished

ACCOMMODATION

ENTRANCE HALL with stairs to first floor.

LOUNGE/KITCHEN (17'11" x 17'11") with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, integrated electric oven and hob, space for a washing machine and fridge freezer, electric radiator and under stairs storage cupboard.

BATHROOM with white suite comprising walk in shower enclosure with electric shower, w.c. and wash basin, aqua board splashbacks, and tiled flooring.

DOUBLE BEDROOM (11'5" x 9') with airing cupboard housing immersion heater and water tank, and an electric radiator.

SINGLE BEDROOM (11'4" x 9') with an electric radiator.

OUTSIDE

Two off-road parking spaces to the side.
Enclosed rear yard.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets, blinds and integrated kitchen appliances only.

TERMS

RENT: £625 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £720

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band B.

EPC: This property has an Energy Performance Efficiency Rating Band D.

Ref: 9148-1017-7276-6551-0994

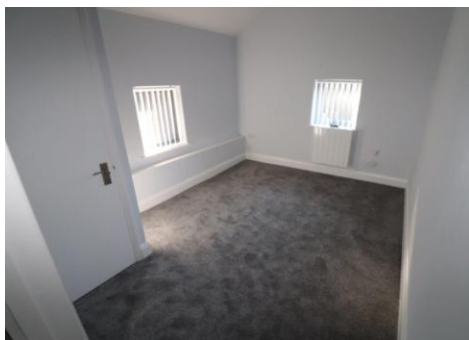
A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

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/>

LOCATION

To locate the property take Thorpe End of the town centre. Turn right at the junction for Saxby Road and the entrance to the development is immediately on your left hand side. The property can be found on your left hand side.



**BRITISH
PROPERTY
AWARDS**
2018-2019

GOLD WINNER

LETTING AGENT IN
MELTON MOWBRAY

Wilton Lodge, 1 Wilton Road,
Melton Mowbray, Leicestershire, LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk
lettings@shoulers.co.uk