



2B BROOK STREET
MELTON MOWBRAY, LE13 1AB

£625 Per month
Part furnished

A modern bay fronted mid-terraced property located close to the town centre. Benefiting from gas central heating and uPVC double glazing, this energy efficient home has high ceilings, neutral décor, luxury fixtures and fittings and two good sized bedrooms. The tenant has use of the private low maintenance gravelled garden as well as the communal gardens. There is residents parking available nearby.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

KITCHEN

11'6 x 8'3

with a range of modern wall and base units with stainless steel handles, stainless steel sink and drainer set in a laminate work surface, CDA gas hob with electric fan assisted oven under, pull out extractor hood, tiled floor and splashbacks, space for a fridge/freezer, plumbing for automatic washing machine, halogen spotlights and a radiator.

INNER HALL

with tiled floor.

CLOAKROOM/W.C.

with white suite comprising wash basin and w.c., tiled splashback and an extractor fan.

LOUNGE

13'9 x 11'6 into bay

with entrance door, bay window to front, wood flooring and a radiator.

STAIRS AND FIRST FLOOR LANDING

leading to:-

FRONT DOUBLE BEDROOM

11'6 x 9'9 max

with a radiator.

REAR DOUBLE BEDROOM

11'6 x 8'3

with a radiator.

BATHROOM

with white suite comprising wash basin, w.c. and a bath with shower over, tiled floor and splashbacks, halogen spotlights and a heated towel rail.

OUTSIDE

Low maintenance gravelled garden with rear access. Use of communal garden with bin store and bike racks. Residents parking is available nearby.

FURNISHINGS

Please note that this property is to let PART FURNISHED which generally means carpets and curtains only.

LOCATION

To locate the property, take Thorpe End out of the town centre. Turn right at the major set of traffic lights, and immediately turn right in Brook Street. Number 2b is the third property on the right-hand side.

PETS

Strictly NO PETS.

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).



TERMS

RENT:	£625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£720
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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: http://www.epcregister.com/
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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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www.shoulers.co.uk
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) 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	