



**2B VICTORIA STREET**  
MELTON MOWBRAY, LE13 0AS

**£695 Per month**  
Part furnished

A SPACIOUS and well presented FOUR BEDROOM end terrace period property situated on the south side of the town. The property retains many stunning character features throughout including high coved ceilings, ornamental fire places, and has uPVC double glazing and gas-fired central heating.

The accommodation briefly comprises two reception rooms, a kitchen, three double bedrooms, one single bedroom or study and a bathroom with separate w.c. Outside there is a small paved garden with a shed and parking for one car.

Viewing strictly by appointment with the sole agents.

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



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

# 4 bedroom Apartment



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with stairs leading to first floor landing.

### DINING ROOM

with fire surround (not to be used), and a radiator.

### KITCHEN

with a range of wooden wall and base units, a stainless steel sink unit as set in roll top work surfaces, a free standing gas oven and hob, Worcester Bosch combi boiler, walk in pantry, space for a washing machine, space for a fridge/freezer, a radiator and vinyl flooring.

### BATHROOM

with white suite comprising pedestal wash basin, panelled bath, and separate shower cubicle, a radiator and vinyl flooring.

### SEPERATE W.C.

with a w.c., a radiator and vinyl flooring.

### LOUNGE

with original Victorian cast iron fireplace, and a radiator.

### FIRST FLOOR LANDING

with storage cupboard and stairs leading to:-

### DOUBLE BEDROOM

with marble fire place surround, and a radiator.

### SINGLE BEDROOM/STUDY

with a radiator.

### DOUBLE BEDROOM

with cast iron fire insert and a radiator.

### DOUBLE BEDROOM

with a cast iron fire insert and a radiator.

### OUTSIDE

Small paved garden area and a garden shed.  
Parking for up to two cars.

### LOCATION

To locate the property, take A606 Burton Road out of Melton. Follow the road over the railway bridge and up the hill. Victoria Street is the third turning on your right hand side, and the property is first building on the right

### 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).

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council - Band B.

Services : Main Electric, Gas, Water and Drainage.

Term : A 12 month fixed term tenancy is offered.

EPC : EPC rating D.

Deposit : £801.

STRICTLY NO PETS PERMITTED.



## TERMS

<b>RENT:</b>	£695 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£801
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. Ref 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>
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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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[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			
		63	78
England & Wales		EU Directive 2002/91/EC	