



4 SOMERBY ROAD
PICKWELL, MELTON MOWBRAY, LE14 2RG

£750 Per month
Part furnished

A fantastic opportunity to reside in this spacious three bedroom mid terraced property located in the sought after village of Pickwell. The property benefits from oil fired central heating, uPVC double glazing and would ideally suit a professional individual or couple looking for a rural setting.

In brief the property comprises of entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom, front garden and a mature rear garden overlooking open fields.

Pickwell is a popular village located close to Oakham and Melton Mowbray.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with a radiator.

LOUNGE with brick ornamental fireplace (out of service) and a radiator.

DINING ROOM with a radiator.

KITCHEN with stainless steel sink unit as set in laminate work surfaces, a range of wall and base units, space for cooker, plumbing for a washing machine and a radiator.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM with a radiator.

REAR DOUBLE BEDROOM with a radiator.

FRONT SINGLE BEDROOM with a radiator.

BATHROOM with white suite comprising panelled bath with shower over, pedestal wash basin, w.c., airing cupboard and a radiator.

OUTSIDE Lawned gardens to front and rear. Oil fired Worcester Bosch boiler. Off road parking space available to the side of the terraced row available on a first come first serve basis. The property may also come with a single garage (availability to be confirmed).

LOCATION

To locate the property, take the A606 Burton Road out of Melton. After four miles, turn right at the Leesthorpe Crossroads. Continue through Leesthorpe and proceed to Pickwell. Upon reaching Pickwell, the property can be found on your right-hand side.

TENANCY INFORMATION

The Property is UNFURNISHED to include CARPETS, CURTAIN POLES ONLY.

Council Tax : Melton Borough Council : Band C.

Deposit : £865

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage. Oil central heating, any remaining oil must be purchased at the commencement of the tenancy.

EPC : Band D.

A SMALL DOG OR CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

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:	£750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£865
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	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: https://www.gov.uk/find-energy-certificate
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/



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

Tel: 01664 560181

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

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

