



1A MAIN STREET

FRISBY ON THE WREAKE, MELTON MOWBRAY, LE14
ON L

£825 Per month

Unfurnished

The Stables is a charming and refurbished TWO bedroom semi-detached period cottage located within the heart of the sought after village of Frisby On The Wreake. The property benefits from a wealth of character features to include timber beams, oak doors and window shutters, a repainted shaker kitchen, refitted shower room and gas fired heating.

The property has recently undergone a scheme of refurbishment to include new carpets and decoration throughout, a repainted kitchen and a newly fit shower enclosure.

In brief the property comprises of lounge, shaker kitchen, lean to, WC, two bedrooms, shower room, courtyard garden and one parking space to the rear.

The village has many amenities to include a primary school, post office and local pub.

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 - Semi-Detached



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Viewing Highly Recommended

ACCOMMODATION

LOUNGE

Entered via an oak door this room has oak shutters, radiator, under stair store cupboard and oak beam.

HALLWAY

With tiled floor and stairs to first floor landing.

WC

With low flush WC, ceramic sink, tiled flooring and timber window.

KITCHEN

A newly painted and traditional shaker kitchen with solid oak worktops, stainless steel extractor fan, integrated gas hob, integrated electric oven, ceramic butler sink with mixer tap, washing machine (not to be repaired or replaced by landlord), integrated fridge with freezer box, timber window, spotlights, tiled flooring and door to garden.

LANDING

with beamed ceiling.

FRONT BEDROOM

A double bedroom with radiator, timber window with oak shutters and loft hatch.

REAR BEDROOM

A single bedroom with radiator and timber window.

SHOWER ROOM

Comprising of a newly fit shower enclosure with mixer shower, low flush WC, ceramic sink, chrome towel rail, timber window, ceiling downlights and tiled flooring.

OUTSIDE

To the rear there is a hard wood timber lean to and a low maintenance and re-graveled garden with space for a seating area. Sandstone patio with gate leading to parking area with off street parking space for one car.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £951

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

Services : Mains electricity, gas, water and drainage.

EPC : E.

ONE SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

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).

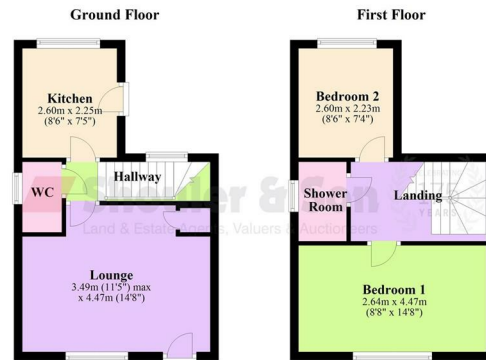
LOCATION

To locate the property as you enter Frisby on Water Lane turn left at the junction and the property can be found immediately on your left hand side.



TERMS

RENT:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.

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