



9 HUNTERS ROAD
MELTON MOWBRAY, LE13 1HE

£895 Per month
Unfurnished

AVAILABLE NOW A well presented THREE bedroom semi detached house located on a popular residential estate on the south side of Melton Mowbray off of Burton Road.

The property comprises of entrance hall, sitting room, dining room, kitchen, three bedrooms, family bathroom, single garage, off street parking and a rear garden. The residence has uPVC double glazing and a modern gas fired Worcester Bosch combi boiler.

The property would ideally suit a professional individual, couple of family looking for a good sized three bedroom home located on a popular estate. The estate also has Sherrard School close by and a local convenience store.

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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Porch with sliding doors to a solid oak door to hallway with radiator and stairs to first floor landing.

LOUNGE

10'10 x 12'11

with radiator and open archway to dining room.

DINING ROOM

9 x 10'07

with radiator, laminate flooring and door to garden.

KITCHEN

A range of eye and base level units, wood effect laminate work surfaces, stainless steel sink, space for a washing machine, space for a fridge, freestanding electric oven, stainless steel extractor fan, metro tiled splash backs, door to garden, pantry, radiator and wooden laminate flooring.

BEDROOM ONE

7'03 x 9'06

A single bedroom with radiator.

BEDROOM TWO

12'11 x 10'01

A double bedroom with radiator laminate flooring.

BEDROOM THREE

10'08 x 10'01

A double bedroom with radiator and airing cupboard enclosing Worcester Bosch combi boiler.

BATHROOM

with panelled bath and mixer taps with shower hose and head, sink, low flush WC, radiator, wall mounted heater, vinyl flooring.

OUTSIDE

To the front there is a lawn, block paved drive and single garage. To the rear there is a mature garden laid to lawn with patio area and space for a shed.

LOCATION

To locate the property proceed out of Melton via Burton Road passing over the railway bridge. Take the first turning on your left into Baldocks Lane. Then take the first turning on your right into Hunters Road. The property can be found 25 meters up the road on your left hand side.

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).

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £1,032

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

Services : Mains electricity, gas, water and drainage.

EPC : C.

A SMALL/MEDIUM 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.



TERMS

RENT:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band C. 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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Melton Mowbray, Leicestershire LE13 1QF

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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		71	85
(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	