



12 NEWBURY AVENUE
MELTON MOWBRAY, LE13 0SR

£895 Per month
Unfurnished

A well presented THREE bedroom semi detached residence located on a popular street off of Welby Lane. The property benefits from a modern kitchen, conservatory, double glazing, gas central heating and a detached single garage.

In brief the property comprises of entrance hall, kitchen/dining room, sitting room, conservatory, three bedrooms, a shower room, driveway, garage and a rear garden.

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

Entered via a composite door with radiator, stairs to first floor landing, under stair cupboard and cloak cupboard housing the meters.

KITCHEN/DINING ROOM (17.05 x 10.07 ft)

A range of modern gloss cream eye and base level units, granite effect laminate work surfaces, stainless steel sink, integrated double oven, integrated dishwasher, integrated fridge, integrated Neff gas hob, Neff stainless steel extractor fan, tiled splashbacks, tiled flooring, upVC door to garden and door to driveway. The dining area has a radiator and sliding doors to conservatory.

LOUNGE (10.10 x 16.05 ft)

with electric fire with quartz surround and hearth and a radiator. (Carpet has now been changed for a neutral carpet - photo to follow)

CONSERVATORY (8.04 x 9.02 ft)

With a radiator and a pair of uPVC doors leading to patio area.

LANDING

with access to loft (loft use not included or permitted within tenancy)

BEDROOM ONE (10.02 x 11.02 ft)

A double bedroom with integrated mirror door wardrobes, further wardrobe with dressing table and radiator.

BEDROOM TWO (11.06 x 8.01 ft)

A double bedroom with integrated mirror door wardrobes and radiator.

BEDROOM THREE (7.00 x 8.00 ft)

A single bedroom with radiator.

SHOWER ROOM

Comprising of a three piece suite to include low flush WC, sink, corner shower enclosure with mixer shower, heated towel rail, fully tiled walls and flooring.

OUTSIDE

To the front there is a tarmaced drive with parking for 3 cars. There is a single detached garage with electric doors, power and light connected, within the garage is plumbing for the washing machine. To the rear garden there is a large patio area, lawned area, further decked area all enclosed by panelled fencing.

LOCATION

To locate the property take Nottingham Road out of Melton Mowbray, take the third turning on your left into Welby Lane. Proceed up this road and take the four turning on your right into Newbury Avenue. The property can then be found on your right 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 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 and some blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,032

Term : A 12 month assured shorthold tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

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



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 D. 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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