



209A ASFORDBY ROAD  
MELTON MOWBRAY, LE13 0HW

£795 Per month  
Unfurnished

A modern and well presented TWO bedroom semi-detached house situated within easy reach of the town centre overlooking the horse fields. Having gas-fired central heating and uPVC double glazing, the accommodation briefly comprises of a lounge, cloakroom/w.c., stylish kitchen, two double bedrooms and a bathroom. Outside there is off-road parking to the front and a private enclosed rear garden.

The property would ideally suit a professional individual or couple looking for a low maintenance and economical property situated within walking distance to the town center.

Viewing strictly by appointment with the sole agents.

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



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

# 2 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

LOUNGE (18'10" x 12'11") with window and door to front and a radiator.

CLOAKROOM/W.C. with white suite comprising w.c. and wash basin, tiled splashbacks, laminate flooring and a radiator.

KITCHEN with window and door to rear, fitted with stylish modern high gloss fronted base, drawer and wall units, laminate work surfaces, stainless steel 1½ bowl sink unit, inset gas hob with extractor hood over and electric oven below, space for fridge freezer and washing machine, ceramic tiled splashbacks, downlights, wall mounted Ideal combination boiler and a radiator.

STAIRS AND FIRST FLOOR LANDING with a radiator, leading to:-

FRONT DOUBLE BEDROOM (12'11" x 10'11") with two windows to front overlooking paddocks and a radiator.

REAR DOUBLE BEDROOM (12'11" x 6'10") with window to rear, built-in storage cupboard and a radiator.

BATHROOM with white suite comprising w.c., wash basin and curved shower bath with curved glass screen and mains shower, ceramic tiled splashbacks, chrome heated towel rail, downlights and laminate flooring.

OUTSIDE Tarmac parking to front. Enclosed lawned garden to rear with patio area.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains.

Council Tax : Melton Borough Council : Band B.

Deposit : £917

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

Services : Mains electricity, gas, water and drainage.

EPC : Band E.

Internet : ADSL and Fibre available.

Viewings : Strictly by appointment with Shouler & Son.

STRICTLY NO PETS PERMITTED.

Start Date : Tenancy Start date specified as an estimate only and this is subject to any works that may be required upon the vacation of the current tenants.

### LOCATION

Leave Melton town centre via Asfordby Road and the property will be found on your left-hand side just before Melbourne Drive.

### 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

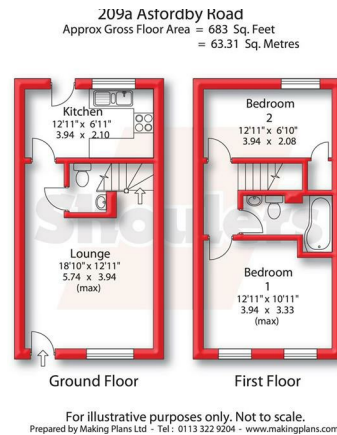
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



## TERMS

- RENT:** £795 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £917
- 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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**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		92
(81-91)	B	77	
(69-80)	C		
(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	