



23 CHAPMAN DRIVE
MELTON MOWBRAY, LE13 1FZ

£1,000 Per month
Unfurnished

A well presented and newly built **THREE BEDROOM** semi-detached residence located at the top of Burton Road to the south side of Melton.

Built by Jelsons the property comprises of entrance hall, cloakroom, living/kitchen, landing, three bedrooms, ensuite, family bathroom, off street parking and a rear garden with patio area which offers far reaching views over town.

The property benefits from uPVC double glazing, gas fired heating, ensuite and a spacious rear garden. The property would ideally suit a professional individual or couple looking for a well presented and energy efficient property ideally situated for access to both Melton, Oakham and Leicester.

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

SUMMARY

ENTRANCE HALL : Entered via a composite door to entrance hall with stairs to first floor, radiator, parquet effect vinyl flooring, under stair storage cupboard and door to downstairs cloakroom.

CLOAKROOM : With low flush WC, radiator and sink pedestal.

LIVING ROOM/KITCHEN : A spacious room comprising of a range of eye and base level units, laminate worktops, integrated gas hob and electric oven, stainless steel extractor fan, cupboard housing the Baxi gas combi boiler, space for washing machine, stainless steel sink, integrated dishwasher (not to be maintained or replaced by landlord), integrated fridge freezer, ceiling spotlights, two radiators, uPVC doors opening to patio area and parquet effect vinyl flooring.

LANDING : With radiator, storage cupboard, loft hatch (not included within tenancy as not boarded).

BEDROOM ONE : (Rear Facing) : A small double bedroom with radiator.

BEDROOM TWO : (Master Bedroom) : A double bedroom with radiator and door to ensuite.

ENSUITE : With low flush WC, ceramic sink pedestal, chrome towel rail, shower enclosure with mixer shower and ceiling spotlights and parquet effect vinyl flooring.

BEDROOM THREE : (Double Bedroom) : With radiator.

FAMILY BATHROOM : With low flush WC, ceramic sink pedestal, paneled bath with acrylic screen and mixer shower, spotlights and limestone tile effect vinyl flooring.

OUTSIDE : A tandem driveway with off street parking for 2 cars and gated access to rear garden. To the rear there is an elevated patio area with stairs leading to a large lawn, patio offering views over town. All enclosed by paneled fencing.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtain poles only.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,153

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

Services : Mains electricity, water, drainage and gas.

EPC : B rating.

PETS : Strictly no pets permitted,

LOCATION

To locate the property, take Burton Road out of Melton and at the top of Burton Road turn left into King Edward Avenue. Bare left into Chapman Drive and then bare right around the corner and the house can be found 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

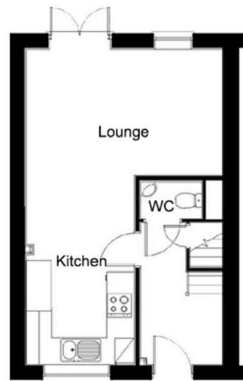
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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:	£1,000 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,153
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band B. 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			97
(92 plus) A			
(81-91) B		84	
(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	