



40 RIBBLE WAY
MELTON MOWBRAY, LE13 0HG

£750 Per month
Unfurnished

A well presented two bedroom end townhouse occupying an elevated position on the south side of the town. Overlooking a green area, the property has gas-fired central heating and uPVC double glazing and benefits from a garage and modern kitchen.

The accommodation also comprises an entrance hall, lounge, two bedrooms and a first floor bathroom with shower. Outside there is a mature, landscaped rear garden leading to a single garage with off road parking.

The property would ideally suit a professional individual or couple/family looking for a property close to local amenities.

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with uPVC entrance door and a radiator.

KITCHEN (9'4" x 5'4" max) with a range of high-gloss wall and base units, stainless steel sink and drainer unit set in wood effect laminate work surfaces, integrated gas hob with electric oven under and pull-out extractor over, integrated fridge and freezer, integrated washing machine, tiled splashback and a radiator.

LOUNGE (13'7" x 11'8" max) with gas fire and hearth, radiator, understairs cupboard and sliding patio doors opening to garden.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

REAR DOUBLE BEDROOM (11'8" x 8'3") with a radiator.

FRONT FACING BEDROOM (8'5" x 8'3" max) with fitted wardrobe, cupboard housing Worcester gas combination boiler and a radiator.

BATHROOM (6'3" x 5'8") with cream suite comprising panelled bath with Mira shower over and screen, wash basin and w.c., part tiled walls and a radiator.

OUTSIDE Mature, enclosed garden to rear with lawn, patio area and gravelled beds. Detached single garage with up and over door and further access to side. Off road parking. Gravelled garden to front with meter cupboard.

LOCATION

Take the A607 Leicester Road out of the town centre and turn left into Dalby Road. Continue straight on and turn right at the miniroundabout into Valley Road, turning immediately right into Dalby Road. Turn left into Thames Drive and take the second right into Derwent Drive. Ribble Way is the first road on your right hand side and the rear of No. 40 can be found at the end of this road. Alternatively, No.40 can be accessed by foot from Derwent Drive

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains and blinds.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band B.

Deposit : £865

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

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : D rating.

PETS : ONE SMALL DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a damage rectification clause would be added to the agreement. We would also request the carpets are professionally cleaned prior to end of the tenancy with a pet solution to ensure they are free from any potential dander/fleas etc.

START DATE : This date is a provisional date that is subject to the relevant works being completed within the property, we cannot guarantee that the property will be available as of the specified date.

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).

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.

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TERMS

- RENT:** £750 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £865
- 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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This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	