



15 BISHOP STREET
MELTON MOWBRAY, LE13 1AA

£900 Per month
Unfurnished

A fantastic opportunity to reside in this **NEWLY REFURBISHED THREE BEDROOM** end terrace period property located within walking distance of Melton town centre.

The property benefits from a new kitchen and refurbished bathroom, new flooring and carpets to most rooms and new decoration throughout. The spacious terrace also has gas fired heating and uPVC double glazing and comprises of two reception rooms, galley kitchen, downstairs shower room, two double bedrooms, one single bedroom and a low maintenance rear garden with on street parking to the front.

AVAILABLE NOW SUBJECT TO REFERENCES

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

FRONT RECEPTION ROOM : (11.02 x 11.06 ft) entered via a composite door to front reception room with newly laid oak effect laminate flooring and ornamental fire (not in service) and radiator.

MIDDLE RECEPTION ROOM : (11.02 x 11.11 ft) a spacious room with under stair store cupboard, beaded panelling to lower half of chimney breast, radiator and stairwell to first floor.

KITCHEN : (6.04 x 9.02 ft) A newly fitted kitchen comprising a range of eye and base dove grey units, wood effect laminate worktops, stainless steel extractor fan, stainless steel sink, integrated electric hob and oven, space for fridge freezer, space for washing machine, tiled splashbacks, door to garden and tiled flooring.

DOWNSTAIRS SHOWER ROOM : refurbished suite to include WC, new sink, towel rail, shower enclosure with mixer shower, tiled splashbacks and tiled flooring.

LANDING : with loft hatch (not to be used).

FRONT BEDROOM : (11.03 x 11.06 ft) a double bedroom with radiator and fire insert. (ornamental)

REAR DOUBLE BEDROOM : (11.11 x 8.04 ft) a double bedroom with radiator and views over.

REAR SINGLE BEDROOM : (6.06 x 9.05 ft) with radiator.

OUTSIDE : On street parking to front and a low maintenance rear garden with shed (shed not to be maintained or replaced by the landlord).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtain poles only.

Council Tax : Melton Borough Council : Band A

Deposit : £1,038

Term : A 12 month assured short hold tenancy is offered with a motly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

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

Internet : ADSL and Fibre broadband available.

Viewings : Strictly by appointment with Shouler & Son.

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 Á£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:	£900 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,038
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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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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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	