



9 SOUTHWELL CLOSE
MELTON MOWBRAY, LE13 0PY

£795 Per month
Part furnished

A well presented two bedroom semi-detached bungalow located to the north of Melton Mowbray on the outskirts off of Nottingham Road. Situated down a quiet cul-de-sac the bungalow benefits from uPVC double glazing, gas central heating, recent redecoration throughout, a garage and a conservatory.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Bungalow - Semi Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with radiator, laminate flooring and composite door.

LOUNGE

16'10 x 9

a large room with radiator, electric fire with surround and sliding patio doors to conservatory.

KITCHEN

8'3 x 8

Comprising a range of eye and base level units, granite effect laminate work surfaces, wall mounted gas combi boiler, integrated electric oven, integrated gas hob, extractor fan, stainless steel sink, tiled splash backs, tiled flooring, freestanding fridge freezer (not to be maintained, disposed of or replaced by landlord).

CONSERVATORY

10'03 x 9'09

With a tiled floor, patio doors to garden and washing machine (not to be maintained, disposed of or replaced by landlord).

BEDROOM ONE

9'10 x 9'08

A double bedroom with radiator, bay window and fitted wardrobes.

BEDROOM TWO

9'09 x 8'01

A double bedroom with radiator.

SHOWER ROOM

A wet room with low flush WC, sink, mixer shower, tiled splash backs, radiator and store cupboard.

OUTSIDE

To the front there is a small gravelled garden and a driveway with parking for 2-3 cars. There is also a single brick built garage with power and light connected. To the rear there is a low maintenance garden comprising of a decked area, patio area and raised beds

LOCATION

To locate the property proceed out of Melton on Nottingham Road. Before leaving Melton turn left into St Bartholomews Way and then take the first turning on your right. Proceed up this road and the property can be found on your left hand side.

VIEWINGS

Strictly by appointment with Shouler and Sons.

PETS

A SMALL PET WOULD BE CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

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).



TERMS

RENT:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£915
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/
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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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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			
(81-91) B			
(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	