



22 SANDY LANE
MELTON MOWBRAY, LE13 0AW

£650 Per month
Not specified

A well-presented two bedroom mid terraced property situated on the southern side of Melton Mowbray. The accommodation briefly comprises an entrance porch, lounge, ground floor cloakroom/w.c., fitted kitchen, two double bedrooms and a shower room. Outside there are two allocated parking spaces to the rear and a low maintenance gravelled garden. The property has a gas-fired central heating system and uPVC double glazing.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

ACCOMODATION

ENTRANCE PORCH with door leading to:-

LOUNGE (12'16" x 10'9") with a radiator and stairs leading to first floor landing.

GROUND FLOOR W.C. (5'8" x 4'4") with a two piece white suite comprising a w.c., pedestal wash basin and a radiator.

KITCHEN (10'9" x 6'8") with a range of wall and base units, stainless steel sink and drainer unit as set in roll top work surfaces, freestanding Belling electric cooker with an extractor hood above, Ideal Isar gas combination central heating boiler, and a radiator.

DOUBLE BEDROOM (10'10" x 9'8") with a radiator.

DOUBLE BEDROOM (10'9" x 6'9") with a built-in storage cupboard and a radiator.

SHOWER ROOM (7'6" x 5'6") with a three piece white suite comprising a w.c., wash basin, and shower cubicle, tiled splash backs, and a radiator.

OUTSIDE

Low maintenance gravelled garden to the rear.
Two allocated parking spaces to the rear.

PETS

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).

VIEWINGS

Strictly by appointment with Shouler and Sons.

LOCATION

To locate the property take Burton Street out of the town centre. Proceed over the railway bridge then turn right onto Ankle Hill. At the top of the hill, turn left onto Sandy Lane. Continue on this road until you pass the Methodist Church, and the property can be found on your right hand side



TERMS

RENT:	£650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£750
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
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: https://www.gov.uk/find-energy-certificate
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County Chambers, Kings Road,
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			
(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 	