



43 SAXBY ROAD
MELTON MOWBRAY, LE13 1BW

£635 Per month
Not specified

A traditional and spacious TWO bedroom mid terrace situated in a convenient location for the town centre. The property benefits from neutral décor throughout, and has gas-fired central heating and uPVC double glazing. The accommodation briefly comprises lounge, dining room, kitchen, two double bedrooms, and a bathroom. Outside there is a lawned garden with next door with gravelled area, and on-street parking is available.

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

SUMMARY

LOUNGE (12 x 11.15 ft) with original ornamental fire surround (not to be used) and a radiator.

DINING ROOM (12.11 x 11.05 ft) with ornamental fire and surround, storage cupboards and drawers, stairs to first floor landing with understairs storage cupboard, and a radiator.

KITCHEN (8.11 x 7.05 ft) with range of wall and base units, stainless steel sink and drainer unit as set in roll top work surfaces, space for washing machine, space for fridge freezer, freestanding Belling Electric oven and four ring electric hob, radiator and door leading to rear garden.

DOUBLE BEDROOM (15.6 x 12 ft) with wardrobe and a radiator.

DOUBLE BEDROOM (13 x 11.6 ft) with a radiator and door to bathroom.

BATHROOM with white suite comprising w.c., panelled bath, and pedestal wash basin, airing cupboard housing Worcester Bosch combi boiler, tiled splashbacks and lino flooring.

OUTSIDE A lawned garden with patio area . Brick built outhouses. Communal access for bins.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band A.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

STRICTLY NO PETS PERMITTED.

Term : 12 Months Assured Shorthold Tenancy.

Deposit : £732.

LOCATION

To locate the property, leave the town via Saxby Road (B676). The property is situated on your left hand side shortly after the turning for George Street.

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:	£635 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£732
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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