



**13 REDBROOK CRESCENT**  
MELTON MOWBRAY, LE13 0ER

**£795 Per month**  
Part furnished

A well presented two bedroom semi detached residence located on a popular residential estate on the south side of Melton Mowbray. The property benefits from gas central heating, uPVC double glazing, hard wood doors throughout and a recently fitted bathroom suite. In brief the property comprises of entrance hall, WC, lounge, kitchen/diner, two bedrooms, bathroom, single garage, rear garden and off street parking for one car.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 2 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with uPVC door, wooden shelving unit, tiled floor and coat rack.

### WC

comprising of a low flush WC, sink in vanity unit, radiator, tiled flooring.

### LOUNGE

with radiator, stairs to first floor landing and under stairs store cupboard.

### KITCHEN/DINER

comprising of a range of gloss grey eye and base level units, laminate marble effect worktops, full length radiator, stainless steel sink unit, space for washing machine, gas integrated hob, electric integrated oven, stainless steel extractor fan, integrated fridge freezer, uPVC door to garden, tiled splashbacks and a wood effect laminate flooring.

### LANDING

with access to loft hatch (not included within tenancy)

### BEDROOM ONE

(Front Bedroom) A double bedroom with radiator.

### BEDROOM TWO

(Rear Bedroom) A double bedroom with radiator.

### BATHROOM

A recently fitted three piece suite comprising of low flush WC, sink, panelled bath with screen and electric shower, tiled splash backs and vinyl flooring.

### OUTSIDE

To the front there is a small lawned garden, to the rear of the property there is a single garage with off street parking for one car. The rear garden offers a patio area and is mainly laid to lawn.

### LOCATION

To locate the property proceed out of Melton on Leicester Road (A607) pass over the first roundabout and then at the second roundabout take the first exit into Edendale Road. And then take the first left onto Redbrook Crescent. The property can then be found on your left hand side.

**PETS CONSIDERED** at the landlords discretion at an increased rent of £25 PCM. A professional carpet cleaning and damage rectification clause will 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 £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).

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council : Band B.

Deposit : £917

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

**A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.** A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.



## TERMS

<b>RENT:</b>	£795 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£917
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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