



**231 THORPE ROAD**  
MELTON MOWBRAY, LE13 1SH

**£725 Per month**  
Unfurnished

A fantastic opportunity to reside in this well presented and charming TWO bedroom mid terrace residence located on a popular residential road in Melton Mowbray. The property benefits from uPVC double glazing and gas central heating, a spacious rear garden and off street parking to the front.

The property comprises of front reception room, breakfast kitchen dining room, downstairs shower room and two bedrooms to the first floor.

The property is 10 minutes walk from the town centre and is close to the Melton country park and Tesco supermarket.

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 - Mid Terrace



To locate the property take Thorpe Road out of Melton Mowbray. The property can be found 100 yards past your fourth turning on the left.

# Viewing Highly Recommended

## ACCOMMODATION

### LOUNGE

10'10 x 10'09

With radiator, and ornamental open fire (not in use)

### DINING ROOM

10'07 x 7

With stairs to first floor and radiator.

### BREAKFAST KITCHEN

10'06 x 8'02

A shaker style kitchen with laminate work surfaces, gas hob, electric integrated oven, stainless steel extractor fan, space for under counter fridge, stainless steel sink, breakfast bar, pine table and chairs and laminate flooring.

### REAR LOBBY/UTILITY

with airing cupboard housing washing machine (not to be maintained or replaced by landlord) and wall mounted gas combi boiler.

### DOWNSTAIRS BATHROOM

A modern three piece suite comprising corner shower cubicle with mixer shower, low flush WC, sink pedestal, tiled walls, flooring and radiator.

### BEDROOM ONE

10'10 x 9'07

A double bedroom with built in wardrobes and radiator.

### BEDROOM TWO

8'02 x 7'02

A single bedroom with radiator.

### OUTSIDE

There is a patio area to the rear with a timber shed and a low maintenance gravelled garden. Surrounded by panelled fencing (the garden has a right of way through it for bin access). To front there is parking for one car.

### LOCATION

Head of of Melton Mowbray on Thorpe Road towards Grantham. The property can then be found 50 yards after the left hand side turning to Belvoir Street.

### IMPORTANT PROPERTY INFORMATION

This property is UNFURNISHED to include carpets and curtains only.

Council Tax : Band A : Melton Borough Council.

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

Services : Mains electricity, water, gas and drainage.

EPC : D.

Viewings : Strictly via Shouler & Son as sole selling agents.

Internet : Fibre and ADSL broadband available.

Pets : A small dog would be permitted at the landlords discretion at an increased rent of £25 PCM, a professional carpet cleaning and damage rectification clause will be added to the agreement.

### WHAT3WORDS

///unique.cried.boot

### 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).

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:** £725 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £836
- 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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**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) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	