



3 BROOK LANE
MELTON MOWBRAY, LE13 1DH

£695 Per month
Unfurnished

A fantastic opportunity to reside in this quaint one double bedroom semi detached residence located on the tree lined street of Brook Lane off of Burton Road. The period property overlooks adjacent paddock land and is within walking distance of the town centre. The property benefits from electric central heating, multi fuel stove, uPVC double glazing and a parking area. The property would provide ideal accommodation for a professional individual or couple.

In brief the property comprises of kitchen, lounge, double bedroom, large bathroom with four piece suite and a small rear garden.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC door, tiled floor, under stair cupboard and stairs to landing.

LOUNGE (11.10 x 10.10 ft)

With multifuel stove in wooden fire surround, radiator and tiled flooring.

KITCHEN (9.03 x 8.05 ft)

A fitted kitchen comprising a range of eye and base level units, laminate work surfaces, space for an electric oven, space for a washing machine, space for a under counter fridge freezer, tiled flooring and splashbacks and a good to the rear garden.

STAIRCASE and LANDING

Leading to :

DOUBLE BEDROOM (11.06 x 11.01 ft)

With radiator and laminate flooring.

BATHROOM

A spacious bathroom comprising of a four piece suite to include pedestal wash basin, low flush WC, panelled bath, double shower cubicle and radiator. There is also tiled flooring, tiled splashbacks and a cupboard housing the hot water tank and electric water heater for the heating system.

OUTSIDE

There is a small paved yard to the rear with an outside WC and outhouse. There is also parking available in the space opposite the property and on the driveway.

LOCATION

To locate the property leave the town centre via Burton Street, continue over the railway bridge and turn immediately left into Brook Lane. Number 3 is the second house on the left.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include curtains only.

Deposit : £801

Council Tax : Melton Borough Council : Band A.

Services : Mains Electric, Water and Drainage.

EPC : Rating E.

A SMALL PET IS PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE.

VIEWINGS : Strictly by appointment with Shouler & Son.

INTERNET : ADSL and FIBRE available

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 Á£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.

Start date is subject to property not requiring any further works once tenant has vacated



TERMS

RENT:	£695 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£801
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	