



8 CONVENT CLOSE

MELTON MOWBRAY, LE13 0TL

£800 Per month

Unfurnished

A well presented two bedroom end terrace house situated on a popular residential estate on the south side of Melton Mowbray.

The property benefits from gas fired central heating and uPVC double glazing. In brief the property comprises of entrance porch, kitchen, living room, two bedrooms, bathroom and a rear garden. The property would ideally suit a professional individual or couple looking for a modern home close to local amenities.

The property is located close to St Francis primary school with Spar convenience store and the Cherry Tree public house located on the same estate.

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 - End Terrace



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with uPVC door to front and a radiator.

KITCHEN

with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, space for an electric oven, plumbing for a washing machine, space for an under-counter fridge, Worcester combination gas central heating boiler and tiled splashbacks.

LOUNGE/DINER

14'7 x 12'1 min

With double glazed patio doors to garden, radiator and stairs to first floor.

STAIRCASE AND FIRST FLOOR LANDING

with storage cupboard leading to:-

REAR DOUBLE BEDROOM

12'5 x 11'2

With radiator.

FRONT BEDROOM

10'11 x

A single bedroom with fitted wardrobe and a radiator.

BATHROOM

with suite comprising panelled bath with Triton shower over, wash basin and w.c., tiled splashbacks and a radiator.

OUTSIDE

Lawned rear garden with patio and timber garden shed. Side access leading to driveway and further lawned garden to front. Residents parking is available nearby.

LOCATION

Take the A607 Leicester Road out of Melton. Turn left at the second roundabout into Edendale Road and left again into Tamar Road. Blyth Avenue is the second road on the left and Convent Close can be found on your right hand side. Number 8 is located in the bottom left hand corner, next to the residents parking area.

IMPORTANT PROPERTY INFORMATION

The Property is UNFURNISHED to include carpets and curtains.

Council Tax : Melton Borough Council. Band A.

Services : Mains gas, electric, water and drainage.

EPC : Rating D.

A SMALL DOG WOULD BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM.

Internet : ADSL and Fibre available.

Viewings : Strictly by appointment with Shouler & Son.

Deposit : £923.

Holding Deposit : One Weeks rent.

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

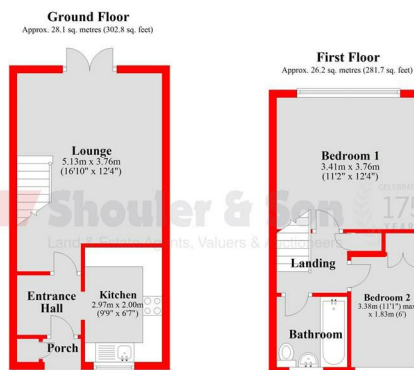
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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:	£800 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£923
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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