



25 MAIN STREET

SALTBY, MELTON MOWBRAY, LE14 4QW

£925 Per month

Unfurnished

Situated within the grounds of Church Farm in the sought after village of Saltby, this attractive semi detached property offers good sized living accommodation in an idyllic country setting with superb views.

The property has oil-fired central heating and timber double glazing. The accommodation briefly comprises a lounge with wood burner, dining kitchen, three spacious bedrooms and a family bathroom. Outside offers a single garage, driveway and garden to front and rear.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with stairs to first floor landing and a radiator.

LOUNGE (15'3" x 12'10") with a wood burning stove and a radiator.

KITCHEN/DINER (14'7" x 9'2") with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, freestanding electric oven, space for washing machine, space for fridge freezer, radiator, tiled splashbacks, tiled flooring and door to pantry.

STAIRS TO FIRST FLOOR LANDING with access to loft hatch (not to be used), leading to:-

DOUBLE BEDROOM (12'6" x 10'4") with an airing cupboard housing the immersion tank, and a radiator.

DOUBLE BEDROOM (10'5" x 9'9") with a radiator.

SINGLE BEDROOM (9'2" x 7'11") with a radiator.

BATHROOM with white suite comprising wash basin, w.c. and panelled bath with shower screen and electric shower over, tiled splashbacks and a radiator.

OUTSIDE Driveway and a single garage. Lawned garden to front and rear. Coal house, outside w.c. and oil tanker store.

LOCATION

To locate the property, take Thorpe Road out of Melton Mowbray. Upon reaching Waltham-on-the-Wolds, turn right onto High Street and proceed out the village to Stonesby. Proceed through Stonesby and turn left signposted to Saltby. Upon reaching the village, turn left onto Main Street and then turn left through the stone pillars onto Church Farm. Proceed through the yard and no.25 is the first house on your right

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS and some curtains only.

Council Tax : Melton Borough Council : Band B.

Deposit : £1,067

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

Services : Mains electricity and Water. Private drainage. Oil central heating, any remaining oil must be purchased at the start of the tenancy at the price originally paid by the current tenant.

EPC : D rating.

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.

INTERNET : ADSL available.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

DISCLAIMER



TERMS

RENT:	£925 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,067
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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
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/



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