



19 BELVOIR STREET

MELTON MOWBRAY, LE13 1QA

£795 Per month

Unfurnished

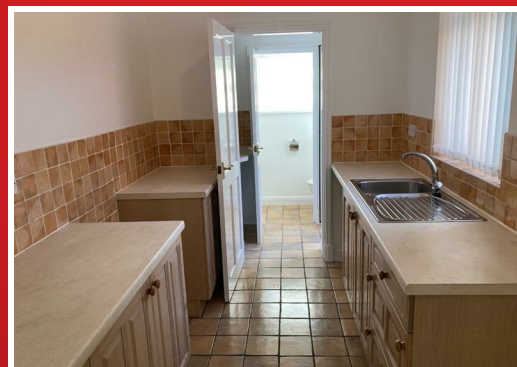
A well-presented and spacious two bedroom mid terraced townhouse conveniently situated for local amenities including a primary school and supermarket.

The property benefits from gas-fired central heating, uPVC double glazing throughout and a good size rear garden.

The accommodation briefly comprises of two reception rooms, kitchen, ground floor cloakroom/w.c., two double bedrooms and a bathroom. Outside there is on-road parking to the front and an enclosed lawned garden to the rear with a patio area.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE (11'5" x 11'1") with original fire surround with gas fire insert and radiator.

DINING ROOM (11'9" x 11'1") with original corner cupboards, radiator and staircase to first floor landing.

KITCHEN (11'11" x 6'11") with a range of solid oak base units, stainless steel sink and drainer unit set in laminate work surfaces, space for an electric oven with extractor fan, space for under counter fridge freezer, tiled splashbacks, tiled flooring and utility area to rear with space for washing machine, wall mounted gas boiler and door leading to garden.

CLOAKROOM/W.C. with white suite comprising wash basin and w.c. and tiled flooring.

STAIRCASE AND FIRST FLOOR LANDING with loft hatch (not to be used), leading to:-

DOUBLE BEDROOM (14'4" x 11'6") with built-in double and single wardrobes, and a radiator.

DOUBLE BEDROOM (11'9" x 11'3") with built-in double and single wardrobes, and a radiator.

BATHROOM with white suite comprising wash basin, w.c., and a panelled bath, airing cupboard housing immersion heater, newly fit carpet, radiator and tiled splashbacks.

OUTSIDE On road parking to front. Lawned rear garden with patio. Gated access via a covered walkway

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council : Band A.

Deposit : £917

Term : An assured periodic tenancy is offered.

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : D rating.

VIEWINGS : Strictly by appointment with Shouler & Son only.

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.

LOCATION

To locate the property, take Thorpe Road (A607) out of the town centre. Belvoir Street is the 5th turning on your left hand side and the property can be found shortly along on your left hand side

DISCLAIMER

TENANT FEES

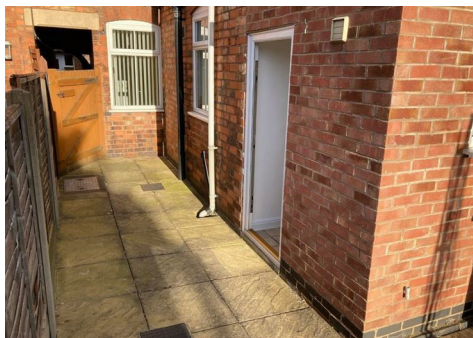
Upfront Applicant and Referencing Fees - Nil.

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



TERMS

RENT:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
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
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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