



62 DALBY ROAD
MELTON MOWBRAY, LE13 0BH

£825 Per month
Unfurnished

A rare opportunity to reside in this two bedroom house forming part of the New Dorian Lodge development off of Dalby Road. (accessed via Blyth Avenue via car)

Occupying a quiet and secluded position and being only minutes from the town centre, the accommodation also includes a modern kitchen, lounge/diner, conservatory and a bathroom.

Outside there is a private rear garden as well as full use of the development's communal grounds. The property also has gas central heating, uPVC double glazing and comes with two allocated parking spaces which are accessed via a private driveway off Blyth Avenue.

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

SUMMARY

ENTRANCE HALL with door to front.

KITCHEN (13'8" x 9'1") with a range of cream wall and base units, ceramic sink and drainer unit as set in laminate work surfaces, plumbing for washing machine, tiled splashbacks, wall mounted central heating boiler and a radiator.

LOUNGE/DINER (14'7" x 12'6" max) with electric fire in surround, understairs storage cupboard, radiator, and sliding doors to conservatory.

CONSERVATORY (11'4" x 7'3") of uPVC construction with patio doors opening to the rear garden.

STAIRCASE AND FIRST FLOOR LANDING with airing cupboard leading to:-

REAR DOUBLE BEDROOM (12'5" x 9'11" min) with mirror fronted fitted wardrobes and a radiator.

FRONT SINGLE BEDROOM (12'7" x 6' max) with a radiator.

BATHROOM with white suite comprising bath with shower over, washbasin and w.c, tiled splashbacks, extractor fan and a radiator.

OUTSIDE Private lawned garden with shed and rear access. Use of communal gardens. Private driveway leading to two allocated parking spaces.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £951

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

Internet : ADSL and Fibre broadband available.

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, leave the town centre via Leicester Road. Turn left at the roundabout onto Edendale Road and left again onto Tamar Road. Turn left onto Blyth Avenue and follow the road round passing the rear entrance to St Francis School on your left. The property is accessed just after the school gates via a private driveway, signposted New Dorian Lodge. There are two visitor parking spaces available when viewing the property.

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).



TERMS

RENT:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
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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EPC: This property has an Energy Performance Rating. A copy is available upon request.

