



3 STATION COTTAGES MELTON £850 Per month

TILTON ON THE HILL, LEICESTER, LE7 9LG

Unfurnished

Station Cottages of Tilton offers a rare opportunity to reside in a characterful two bedroom mid terrace cottage situated overlooking open countryside and enjoying spectacular views towards the Wreake Valley.

The property has recently undergone a scheme of refurbishment to include new carpets and decoration and also benefits from oil-fired central heating, uPVC double glazing. There is a shared rear garden and parking is available on the road in front of the property.

The property is located in a rural setting on a track leading to a working farm and has good links to both Market Harborough, Leicester and Melton Mowbray.

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 (12.49 x 11.78 ft) entered via composite door with stove, cupboard under stairs, cupboards, radiator and stairs to landing.

BREAKFAST KITCHEN with stainless steel sink unit, roll top laminate work surface, oil-fired central heating boiler, modern wall and base units, electric hob with extractor hood over and electric oven under, vinyl flooring, tiled splash backs and plumbing for a washing machine and door to pantry.

PANTRY with shelving

REAR CONSERVATORY : with electric heater and double glazed door to shared garden.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (16.55 x 9.33 ft) with ornamental feature cast iron fireplace and a radiator.

REAR SINGLE BEDROOM (11.20 x 7.48 ft) with ornamental feature cast iron fireplace and a radiator.

BATHROOM with white suite comprising panelled bath with electric shower over, wash basin and low flush w.c., airing cupboard housing immersion heater and a heated towel rail.

OUTSIDE Shared lawned garden to rear and Oil tank. Off street parking to the front.

LOCATION

To locate the property from Melton, take the B6047 Dalby Road out of town. After passing through the village of Twyford, 2½ miles further pass over the disused railway and turn immediately to the right. The cottages are approximately 100 yards along on the left-hand side.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and satellite internet.

Council Tax : Harborough District Council Band : A

Deposit : £980

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, private drainage. Oil fired heating (any remaining oil to be

purchased by the tenant at point of signing agreement at current market values)

EPC : E

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

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

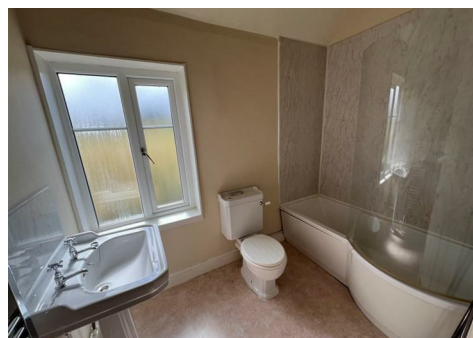
Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

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



TERMS

RENT:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
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
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.

