



7 CROMWELL ROAD
MELTON MOWBRAY, LE13 0AD

£895 Per month
Unfurnished

A fantastic opportunity to reside in this refurbished three bedroom traditional mid terrace located on the south side of Melton.

The property has recently undergone a full scheme of refurbishment to include a new kitchen, new bathroom, newly fitted gas combi boiler, new flooring and decoration throughout. The property also has double glazing.

Comprising of two reception rooms, kitchen, pantry, three bedrooms, family bathroom and a rear garden with on street parking to the front.

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 - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Front Reception Room : (11.98 x 11.37 ft) Enterd via uPVC door to front room with radiator, electric fire and door to middle reception room.

Middle Reception Room : (12.00 x 12.55 ft) with under stair cupboard with meters, ornamental fire (not to be used and not in service), stairs to first floor, radiator and door to kitchen.

Kitchen : (9.48 x 7.44 ft) a newly fitted modern kitchen with a range of shaker eye and base units, laminate worktops, stainless steel sink, space for a washing machine, space for an electric oven (this must be wired in professionally at cost of tenant), uPVC door to garden, extractor fan, wood effect parquet vinyl flooring.

Pantry : with shelving and space for a freestanding fridge freezer.

Front Bedroom : (11.88 x 11.39 ft) a double bedroom with radiator.

Middle Bedroom : (12.57 x 8.96 ft) with storage cupboard and radiator.

Bathroom : A newly fitted suite with bath and mixer shower over, ceramic sink, WC, radiator, parquet vinyl floor and cupboard housing the newly installed Worcester Bosch gas combination boiler.

Rear Bedroom : (7.44 x 8.77 ft) with radiator.

Outside : There is non allocated on street parking to the front and to the rear is a patio garden with two brick stores.

IMPORTANT PROPERTY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtain poles only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : A

Deposit : £1,032

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, gas and drainage.

EPC : D

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 : NA. None to report. See www.melton.gov.uk

Accessibility: Stairs to first floor.

Construction: Brick under tile/slate 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

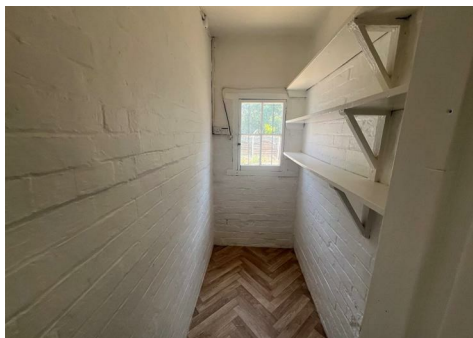
Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual 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:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
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/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

