

12 HAWTHORN CLOSE

OLD DALBY, MELTON MOWBRAY, LE14 3LN

£995 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

2 bedroom Bungalow - Detached





A rare opportunity to reside in this well presented TWO bedroom DETACHED bungalow located in a quiet cul-de-sac in the highly regarded village of Old Dalby.

The property benefits from uPVC double glazing, oil fired central heating, wood burning stove, solid wood kitchen units and a mature rear garden.

The village benefits from a well reputed local pub/restaurant and a sought after primary school.

In brief the property comprises of entrance hallway, lounge, two double bedrooms, a kitchen diner, shower room, single garage, off street parking and mature well planted gardens to the front and the rear.









ENTRANCE HALL
Entered via a uPVC door with radiator and access to loft (not included within tenancy).

LOUNGE (13.11 x 13.11 ft)
With wood burning stove on slate hearth with sliding patio doors overlooking the mature gardens and a radiator.

KITCHEN/DINER (13.11 x 13.00 ft)
Comprising a range of solid wood recently painted eye and base level units, laminate work surfaces with ceramic sink with mixer tap, space for electric oven, floor mounted grant oil fired boiler, shelving unit, space for fridge freezer, radiator and space for a dining table.

UTILITY
With ceramic wall mounted butler sink with space and plumbing for a washing machine and tumble drier, with tiled flooring and uPVC door to garden and panty/store room.

BEDROOM ONE (12.11 x 10.01 ft)
A double bedroom and a radiator.

BEDROOM TWO (13.07 x 8.09 ft)
Double bedroom with radiator.

SHOWER ROOM
A three piece suite comprising of a shower enclosure with electric shower, sink, low flush WC and airing cupboard housing immersion water tank.

OUTSIDE
To the front there is a mature front garden with lawned area with a range of well planted borders. There is off street parking for 2 cars and also a single garage with power and light connected. To the rear there is a mature lawned garden with a range of full borders and a patio area.

LOCATION
To locate the property head out of Melton on Nottingham Road pass through the village of Ab Kettelby and then down Broughton Hill. Pass through Nether Broughton and at the bend bear left onto Old Dalby Lane. As you enter the village of Old Dalby take the first right onto Longcliffe Hill. Proceed up the hill and then turn left onto Debdale Hill. Then take your next left onto Hawthorn Close and the property can be found on your right 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 Â£50,000).
Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress
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/
Client Money Protection
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

IMPORTANT TENANCY INFORMATION
Term : As assured periodic tenancy is offered.

Services : Mains Electric, Water and drainage. Any remaining oil will need to be purchased prior to the start of the tenacy.

Council Tax : Payable to Melton Borough Council at a Band D.

EPC : E

The Property is UNFURNISHED to include carpets and some blinds/curtains only.

INTERNET : ADSL and Fibre broadband available.

Deposit : £1,148

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

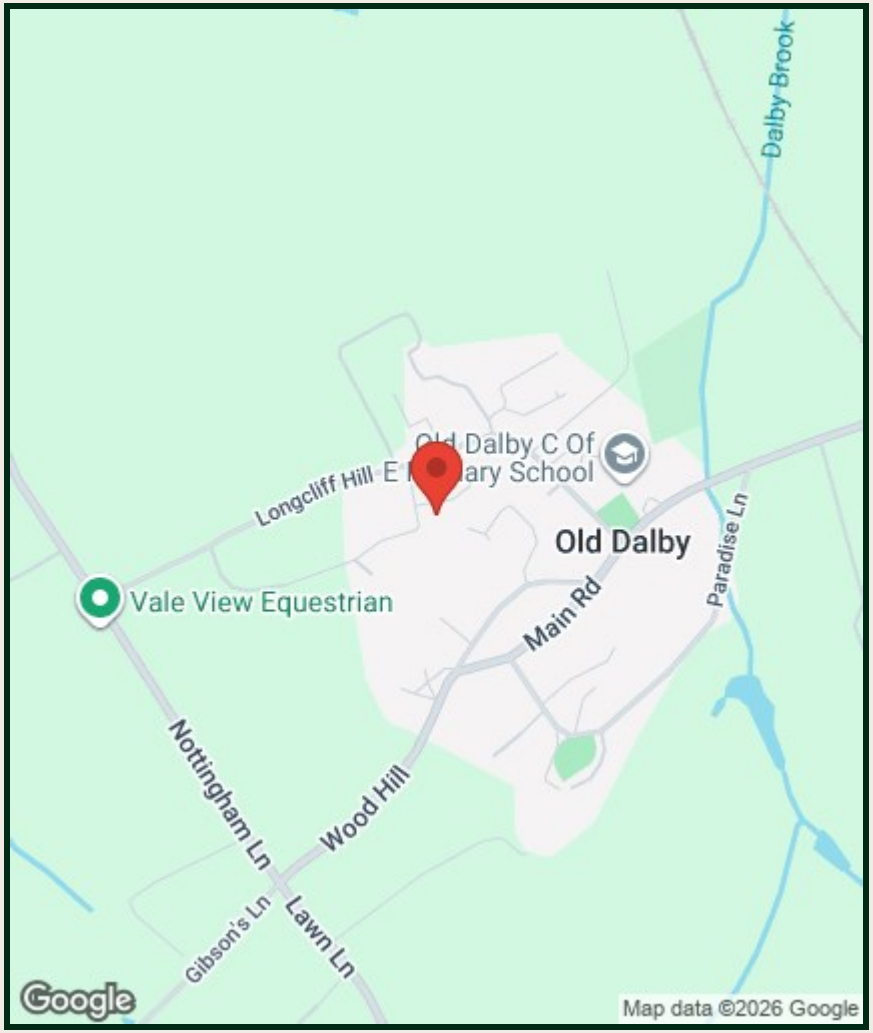
Relevant letting fees and tenant protection information

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.



RENT: £995 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £1,148

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

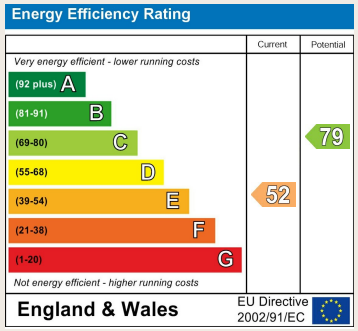
COUNCIL TAX: Melton Borough Council Band D

EPC: This property has an Energy Performance Efficiency Rating Band E.
Ref

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EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate



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