



25 WELBY ROAD

ASFORDBY HILL, MELTON MOWBRAY, LE14 3RB

£975 Per month

Unfurnished

A fantastic opportunity to reside in this spacious two bedroom semi detached period residence located in the popular village of Asfordby Hill near Melton Mowbray.

The property benefits from a modern kitchen and bathroom, wood burning stoves, hardwood doors, gas fired boiler, uPVC double glazing, single garage and a rear garden.

The property comprises of entrance porch, two reception rooms, kitchen, two double bedrooms, a bathroom, utility room and rear garden with garage and parking to the front.

Viewing strictly by appointment with the sole agents.

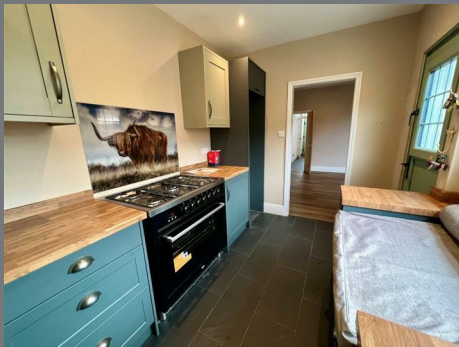
Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE PORCH : Entered via composite door to porch with hardwood glazed door to front sitting room.

FRONT RECEPTION ROOM : a spacious room with cafe shutters, wood burning stove, radiator, shelves and under stair cupboard.

MIDDLE RECEPTION ROOM : a spacious room with radiator, wood burning stove and stairs to first floor landing.

KITCHEN : A traditional shaker kitchen comprising a range of eye and base level units, wood effect worktops, range oven, space for fridge freezer, Worcester Bosch gas fired combi boiler, ceramic sink with mixer tap, stable door to outside, spotlights and slate floor.

UTILITY ROOM/WC : Accessed externally there is a low flush WC, washing machine and tumble drier (both no to be maintained or replaced by the landlord).

FRONT BEDROOM : A double bedroom with radiator.

REAR BEDROOM : A double bedroom with radiator and storage wardrobe/closet.

BATHROOM : A three piece suite with bath, mixer shower in large shower enclosure, low flush WC, ceramic sink in vanity unit, chrome heated towel rail, slate tiled splashback with a LTV floor.

OUTSIDE : off street parking via driveway for 2 cars and a single garage with power and light. Rear garden with lawn area, raised beds, outside tap and gate to side.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band A.

Deposit : £1,125

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : D

A SMALL or MEDIUM DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

INTERNET : ADSL and Fibre broadband available.

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. Please refer to www.melton.gov.uk for any relevant planning applications.

Accessibility: Stairs to first floor.

Construction: Brick under 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.



TERMS

RENT:	£975 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,125
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	<p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
REDRESS:	<p>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/</p>



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