



3 HARVEY STREET

MELTON MOWBRAY, LE13 1DD

£925 Per month

Unfurnished

A well-presented THREE bedroom mid terrace property located on a popular residential estate close to Brownlow primary school, the local supermarket and the country park.

The accommodation briefly comprises an entrance hall, ground floor w.c., lounge, dining kitchen, three bedrooms and a family bathroom. Outside there is off-road parking for two cars, and there is an enclosed lawned garden with patio area to the rear.

The property also benefits from uPVC double glazing and gas-fired central heating and will have the walls of the sitting room and ceiling re-painted before the commencement of the future tenancy.

The property would make an ideal home for a professional individual, couple or family looking for a modern home close to local amenities and the country park.

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

ENTRANCE HALL with a radiator and door to W.C. with white suite comprising pedestal wash basin and w.c., radiator, tiled flooring and tiled splashbacks.

LOUNGE (12'2" x 11'9") with a radiator, laminate flooring and stairs to first floor landing.

DINING KITCHEN (14'11" x 8'5") with a range of wall and base unit, stainless steel sink and drainer unit as set in granite effect laminate work surfaces, integrated electric oven and gas hob, overhead extractor fan, space for washing machine and space for fridge freezer, patio doors to garden, radiator, tiled flooring, under stairs storage cupboard and kitchen table and chairs.

STAIRS TO FIRST FLOOR LANDING with loft access hatch (not to be used), leading to:-

DOUBLE BEDROOM (13'3" x 8'6") with a radiator.

DOUBLE BEDROOM (10'8" x 8'6") with a radiator.

SINGLE BEDROOM (7' x 6'2") with an airing cupboard housing hot water cylinder, and a radiator.

BATHROOM with white suite comprising a bath with shower screen and mixer shower over, w.c., and pedestal wash basin, radiator, tiled splashbacks and vinyl flooring.

OUTSIDE Off-road parking for two cars situated to the right hand side of the property and is the far right hand side parking space. Lawned rear garden with gravelled and patio area.

LOCATION

To locate the property, take Thorpe Road out of the town centre. After passing the cemetery, turn left onto Bowley Avenue. At the end of the street turn left onto Femeley Crescent and bear right and turn left onto Doctors Lane. Proceed down Doctors Lane and take the first turning on your right. The property can be found immediately on your left hand side.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £1,067

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

Services : Mains electricity, water, gas and drainage. ADSL and Fibre broadband available.

EPC : C rating.

PETS : ONE SMALL/MEDIUM DOG or CAT MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

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.



TERMS

RENT:	£925 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,067
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref 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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