



**36 BOWLEY AVENUE**  
MELTON MOWBRAY, LE13 1RU

**£950 Per month**  
Part furnished

A traditional and spacious bay fronted three bedroom semi-detached home which has been extended to the rear.

The spacious accommodation briefly comprises a modern kitchen, two reception rooms, three double bedrooms and a family bathroom.

Outside there is a good-sized garden to the rear and a driveway and single garage to the front. The property is heated via a gas-fired central heating system and has uPVC double glazing.

The property is ideally located close to the country park, Brownlow Primary School and Tesco supermarket and would ideally suit a professional individual or couple looking for a spacious property on a popular street.

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 - Semi-Detached



To locate the property, take Thorpe Road out of the town centre. Take the fourth left into Bowley venue (after passing the cemetery) and the property can be found on your right-hand side

# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with cupboard and a radiator

### LOUNGE

12 x 11'2

with bay window, open fire with stone surround and hearth and a radiator.

### DINING ROOM

13'5 x 12

with door to rear and two radiators.

### KITCHEN

A fully fitted kitchen with stainless steel sink unit as set in marble effect roll top laminate work surfaces, a range of wall and base units, electric hob, oven and extractor fan, fridge, space for a dishwasher, tiled floor and splashbacks, radiator and door to rear lobby.

### STAIRCASE AND LANDING

leading to:-

### FRONT DOUBLE BEDROOM

12 x 11'2

with bay window, feature ornamental fireplace and a radiator.

### REAR DOUBLE BEDROOM

13'5 x 12

with feature ornamental fireplace and a radiator

### REAR DOUBLE BEDROOM

18'5 x 6'11

with double aspect windows, airing cupboard and a radiator.

### BATHROOM

with white suite comprising panelled bath with shower over, wash basin and w.c., part tiled walls and a radiator.

### OUTSIDE

Rear lobby. Outhouses including utility with plumbing for washing machine and wash basin, separate w.c., and boiler room with storage space.

Paved patio and lawned garden to rear.

Single garage and driveway.

### IMPORTANT TENANCY INFORMATION

COUNCIL TAX : Melton Council Band C.

**PETS** : A pet is considered at the landlords discretion at an increased rent of £25 PCM more on the rent.

**UNFURNISHED** : To include carpets, some window coverings and some white goods only.

**EPC RATING** : D

**SERVICES** : Mains Gas, Electric, Water and Drainage.

**DEPOSIT** : £1,096

**HOLDING DEPOSIT** : Equivalent of one weeks rent.

**INTERNET** : ADSL and Fibre optic.

**Viewings** : Strictly by appointment with Shouler & Son .

**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.



## TERMS

<b>RENT:</b>	£950 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,096
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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

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[www.shoulers.co.uk](http://www.shoulers.co.uk)  
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	75
England & Wales		
EU Directive 2002/91/EC		