



## 8 MARY LANE

BESCABY, MELTON MOWBRAY, LE14 4AU

## £895 Per month

Unfurnished

A fantastic opportunity to reside in this extended THREE bedroom end of terrace cottage property located in the quiet hamlet of BESCABY near Waltham on the Wolds. The property benefits from uPVC double glazing, oil fired heating and views over open countryside to the front and rear.

In brief the property comprises of entrance hall, WC, utility room, kitchen, dining room, sitting room, three bedrooms, bathroom and a lawned garden to the rear.

Bescaby is a quiet hamlet located half a mile from the village of Waltham on the Wolds which amenities include a local public house, primary school, delicatessen and post office.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



## 3 bedroom House - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**REAR ENTRANCE LOBBY :** Entered via uPVC door with tiled flooring and door to :

**WC :** with low flush WC and sink.

**REAR ENTRANCE HALLWAY :** door to utility room with plumbing for washing machine and door to under stair storage cupboard and stairs to first floor landing.

**DINING ROOM :** (12.01 x 8.07 ft) with oil fired floor mounted boiler, radiator, open archway to kitchen.

**KITCHEN :** with a range of eye and base level units, wood effect worktops, space for elec oven, stainless steel sink, extractor fan, space for dishwasher and fridge freezer.

**SITTING ROOM :** (13.07 x 12.01 ft) with radiator and open fire with brick surround and oak mantle.

**BEDROOM ONE :** (8.07 x 12.00 ft) a single bedroom with cupboard with immersion hot water tank and radiator.

**BEDROOM TWO :** (13.06 x 12.00 ft) a double bedroom with radiator.

**BEDROOM THREE :** (8.09 x 9.11 ft) a double bedroom with radiator.

**BATHROOM :** a three piece suite comprising of sink, low flush WC, bath with electric shower, tiled splashbacks, wood effect vinyl flooring and radiator.

**OUTSIDE :** Rear garden mainly laid to lawn all enclosed by wall and fencing. Off street parking to the front of the property for 2 cars.

### IMPORTANT TENANCY INFORMATION

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

**Council Tax :** Melton Borough Council : Band B.

**Deposit :** £1,032

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

**EPC :** Band E.

**A PET IS PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM.**

**SERVICES :** Mains electricity and water (£25 water charge payable to Saltby Estate each month for water rates, no rates payable to SevernTrent). Private drainage. Oil fired heating (any remaining oil must be purchased at the commencement of the tenancy).

**Internet :** ADSL and Satellite Internet.

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

### LOCATION

To locate the property from Melton, take the A607 Thorpe Road out of the town. Upon reaching Waltham-on-the-Wolds, turn right at the crossroads in the centre of the village. At the top of the hill, turn left for Bescaby and on entering the hamlet, No. 8 can be found at the end of the road 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 £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

<b>RENT:</b>	£895 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,032
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	<p>This property has an Energy Performance Efficiency Rating Band E.</p> <p>Ref</p> <p>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></p>
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