



## 5 NEWPORT LODGE

MELTON MOWBRAY, LE13 1JU

£595 Per month  
Unfurnished

A well presented one bedroom END TERRACE property benefiting from gas-fired central heating, uPVC double glazing and some redecoration situated within walking distance of the town centre.

Having an enclosed garden to the rear, the property briefly comprises of a fitted kitchen, lounge, one double bedroom and upstairs bathroom. Newport Lodge is situated just off Scalford Road, and is conveniently located for the town centre and a local supermarket.

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

# 1 bedroom House - End Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**KITCHEN** with stainless steel sink unit, eye height cupboards, base units, laminate work surfaces, plumbing for automatic washing machine, space for oven, space for fridge, cupboard under the stairs, gas-fired wall mounted central heating boiler and a radiator.

**LOUNGE** (14'1" x 10'2" max) with door to garden and a radiator.

**STAIRCASE AND LANDING** with cupboard and a radiator, leading to:-

**REAR DOUBLE BEDROOM** (14'1" x 9'9" max) with a radiator.

**BATHROOM** with white suite comprising panelled bath with shower attachment, pedestal wash basin, w.c., electric wall heater and a radiator.

**OUTSIDE.** Rear enclosed garden and parking area in car park. (unallocated).

### 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.

### IMPORTANT TENANCY INFORMATION

The Property Is **UNFURNISHED** to include carpets only.

Council Tax : Melton Borough Council : Band A.

Deposit : £686

Term : A 12 month assured shorthold tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band E.

**STRICTLY NO PETS PERMITTED.**

HOLDING DEPOSIT : Equivalent of one weeks rent.

INTERNET : ADSL.

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



## TERMS

<b>RENT:</b>	£595 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£686
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band E. 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>
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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

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

**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>		53	58
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	