



16 BROWNING CLOSE
MELTON MOWBRAY, LE13 1JW

£825 Per month
Unfurnished

A well-presented THREE bedroom SEMI-DETACHED home situated on a quiet cul-de-sac in a popular residential area CLOSE TO COUNTRY PARK with views to the rear over nearby countryside. The property benefits from a single garage as well as off-road parking and briefly comprises an entrance hall, open plan lounge/dining room, kitchen, three bedrooms and a bathroom. The property also benefits from gas-fired central heating, uPVC double glazing,

It is also conveniently located for John Ferneley High School and benefits from a good bus service into the town centre.

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



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with uPVC door to front, stairs to first floor, under stairs cupboard, cloak cupboard and a radiator.

OPEN PLAN LOUNGE/DINING ROOM (25'10" x 10'1") with electric fire with surround, two radiators, wooden flooring and sliding rear patio doors opening onto the garden.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit set in roll top laminate work surfaces, tiled splashbacks, freestanding Belling electric oven and hob, brushed stainless steel extractor hood over, plumbing for a washing machine, radiator, tiled flooring and a pantry with shelving and space for fridge.

STAIRCASE AND FIRST FLOOR LANDING leading to:-

REAR DOUBLE BEDROOM (12' x 11') with an airing cupboard and a radiator.

FRONT DOUBLE BEDROOM (11'5" x 9'11") with a radiator.

FRONT SINGLE BEDROOM (7'11" x 7'1") with a radiator.

BATHROOM with white suite comprising bath with Mira shower over, washbasin and w.c., glass shower screen, tiled splashbacks and a radiator.

OUTSIDE Covered side passage. Mature lawned rear garden with patio area and outside lighting. Single garage with up and over door, power and lighting. Ample off-road parking to the front.

LOCATION

To locate the property, take Scafford Road out of town. Take the fourth left onto Tennyson Way, and the first right and right again onto Browning Close. The property is situated 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).

TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £980

Term : An initial 12 month assured shorthold tenancy is offered thereafter a periodic tenancy.

Services : Mains electricity, gas, water and drainage.

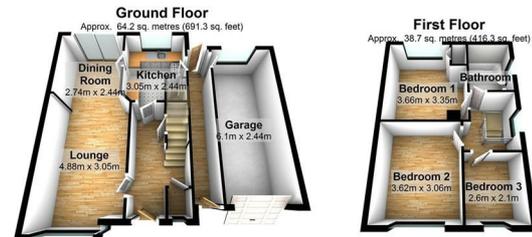
EPC : Band D.

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



TERMS

RENT:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	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: https://www.gov.uk/find-energy-certificate
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Total area: approx. 102.9 sq. metres (1107.7 sq. feet)

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Melton Mowbray, Leicestershire LE13 1QF

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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	