



11 DELAMARE ROAD
MELTON MOWBRAY, LE13 1PL

£895 Per month
Unfurnished

A newly decorated and well presented THREE bedroom semi-detached property with NEWLY FITTED KITCHEN located within a quiet cul-de-sac on a popular residential estate conveniently situated for John Ferneley High School and the country park.

The accommodation has had a new kitchen fitted and comprises of an entrance hall, lounge, dining room, newly fitted kitchen, ground floor cloakroom/w.c., three bedrooms, and a bathroom. Outside there is a low maintenance garden to the rear and a garage and off-road parking to the front. The property has uPVC double glazing and gas-fired central heating.

The property would ideally suit professional individual/couple or family looking for a modern home located close to 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 - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with a radiator.

GROUND FLOOR CLOAKROOM/W.C. with white suite comprising wash basin and w.c., radiator, and vinyl flooring.

LOUNGE (12'7" x 12'6") with an ornamental fire, radiator, stairs to first floor landing and under stairs storage cupboard.

DINING ROOM (8'1" x 7'9") with a radiator and sliding patio doors to garden.

KITCHEN (8'2" x 7'5") a newly fitted kitchen with a range of wall and base shaker style units with a dove grey finish, stainless steel sink and drainer unit as set in beige stone worktops, integrated gas hob, integrated electric double oven, overhead extractor fan, space for fridge freezer, space for washing machine, wall mounted Worcester Bosch gas boiler, glass splash back and rigid vinyl flooring.

STAIRCASE AND FIRST FLOOR LANDING with airing cupboard housing immersion heater, leading to:-

DOUBLE BEDROOM (11'10 x 9') with a radiator.

DOUBLE BEDROOM (8'10" x 8'1") with a radiator.

SINGLE BEDROOM (9'6 x 6'11") with a radiator.

BATHROOM with white suite comprising wash basin, w.c. and bath with shower screen and electric shower over, radiator, tiled splash backs, vinyl flooring and ceiling downlights.

OUTSIDE Single garage with power and lighting. Off-road parking for two cars. Low maintenance garden.

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 and blinds only.

INTERNET : ADSL and Fibre Broadband internet available.

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.

Services : Mains electricity, water, gas and drainage.

EPC : C rating.

Strictly no pets permitted.

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

RENT:	£895 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,032
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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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		79	79
(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	