



**14 MILD MAY CLOSE**  
MELTON MOWBRAY, LE13 1AH

**£975 Per month**  
Unfurnished

A well-presented three bedroom DETACHED home situated on the north side of the town close to the country park and John Ferneley High School. The accommodation briefly comprises a good-sized lounge with bay window to front, dining room with archway to kitchen, ground floor cloakroom/w.c., three bedrooms and a bathroom. Outside there is a lawned garden with patio area and a shed to the rear of the property, and to the front there is a single garage and off-road parking for up to three cars. The property has gas-fired central heating and uPVC double glazing.

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 - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with laminate flooring and a radiator.

CLOAKROOM/W.C. with cream suite comprising wash basin and w.c., laminate flooring, tiled splashbacks and a radiator.

LOUNGE (15'5" x 12'2" into bay) with bay window to front, gas fire in surround, laminate flooring, understairs cupboard and a radiator.

DINING ROOM (10'2" x 7'11") with laminate flooring, patio doors to rear and a radiator. Open to:

KITCHEN with a range of white wall and base units, 1½ stainless steel sink and drainer unit set in laminate worksurfaces, ceramic hob with electric oven under and extractor hood over, tiled splashbacks, gas central heating boiler, plumbing for a washing machine and door to rear.

STAIRS TO FIRST FLOOR LANDING leading to:

REAR DOUBLE BEDROOM (11'11" x 9'3" max) with a radiator.

FRONT DOUBLE BEDROOM (11'10" x 8'4" min) with a radiator.

FRONT SINGLE BEDROOM (6'7" x 6'7" min) with airing cupboard and a radiator.

BATHROOM with white suite comprising bath with shower over, wash basin and w.c., tiled splashbacks and a radiator.

OUTSIDE Lawned to front. Lawned rear garden with patio and shed. Single garage with up and over door, and off-road parking.

### 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 license 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).

### LOCATION

To locate the property, take Scafford Road out of the town centre. At the top of the hill, turning right onto Wymondham Way and the third left onto Manners Drive. Mildmay Close is the first turning on your left and No.14 is all the way round on your right hand side

### TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band B.

Deposit : £1,125

Services : Mains electricity, Gas, water and drainage.

Term : 12 Months Assured Shorthold Tenancy Is Offered.

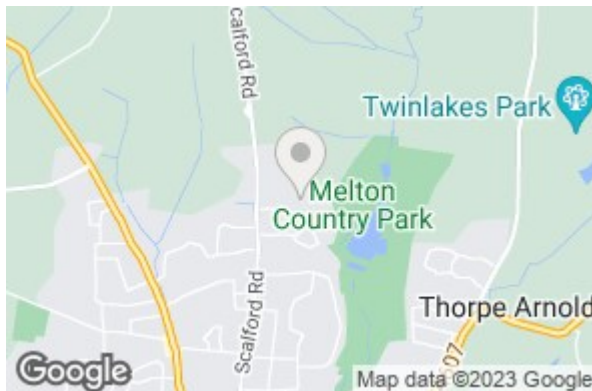
EPC : Band D.

A SMALL PET IS CONSIDERED AT THE DISCRETION OF THE LANDLORD AT AN INCREASED RENT OF £25 PCM.



## TERMS

<b>RENT:</b>	£975 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,125
<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 D.</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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