



2C BROOK STREET
MELTON MOWBRAY, LE13 1AB

£795 Per month
Part furnished

Available Mid/End October

A well-presented bay fronted two bedroom town house situated within easy reach of the town centre, benefitting from gas-fired central heating and uPVC double glazing, the accommodation briefly comprises lounge, kitchen, ground floor w.c./cloakroom, two double bedrooms and a bathroom. Outside there is a low maintenance gravel garden as well as communal outside area. There is also a residents parking area available nearby.

The property would ideally suit a professional couple or individual looking for a modern efficient property conveniently situated close to 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

2 bedroom House



To locate the property, take Thorpe End out of the town centre. Turn right at the major set of traffic lights, and immediately turn right onto Brook Street. Number 2c is the third property on your right-hand side.

Viewing Highly Recommended

ACCOMMODATION

LOUNGE

with entrance door, bay window to front, wood flooring and a radiator.

INNER HALL

with tiled floor

CLOAKROOM/W.C.

with white suite comprising wash basin and low flush w.c., tiled splashback and an extractor fan.

KITCHEN

with a range of modern wall and base units with stainless steel handles, stainless steel sink and drainer set in a laminate work surface, CDA gas hob with electric fan assisted oven under, pull out extractor hood, tiled floor and splashbacks, space for a fridge/freezer, plumbing for automatic washing machine, halogen spotlights and a radiator.

STAIRS AND FIRST FLOOR LANDING

leading to:-

FRONT DOUBLE BEDROOM

with a radiator.

REAR DOUBLE BEDROOM

with a radiator.

BATHROOM

with white suite comprising wash basin, w.c. and a bath with shower over, tiled floor and splashbacks, halogen spotlights and a heated towel rail.

OUTSIDE

Low maintenance gravelled garden with rear access. Use of communal garden with bin store and bike racks. Residents' non allocated parking is available nearby.

IMPORTANT TENANCY INFORMATION

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

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band B.

Deposit : £917

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

Services : Mains electricity, water, gas and drainage.

EPC : Band C.

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.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

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).

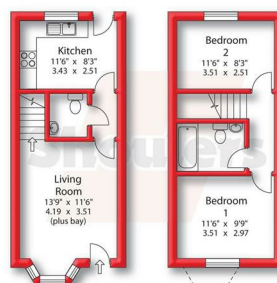


TERMS

RENT:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
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
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/



Fountain Row
2c Brook Street
Approx Gross Floor Area = 652.2 Sq. Feet
= 60.5 Sq. Metres



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

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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		96
(81-91) B		
(69-80) C	80	
(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		