



**42 MARIGOLD CRESCENT**  
MELTON MOWBRAY, LE13 0FW

**£950 Per month**  
Part furnished

**\*AVAILABLE MID/LATE OCTOBER\*** A fantastic opportunity to reside in this extended three bedroom semi-detached home situated in a sought after residential area of Melton Mowbray. The property benefits from new decor throughout, and gas-fired central heating and uPVC double glazing.

The property briefly comprises an entrance hall, lounge, kitchen/diner, utility room, ground floor cloakroom, three bedrooms, and a bathroom. Outside there is a driveway providing off-street parking, and there are lawned gardens to the front and rear.

The property would ideally suit a professional individual or couple.

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 - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

With uPVC door, radiator and stairs to first floor landing.

### LOUNGE

with ornamental fire surround, radiator and under stairs storage cupboard

### KITCHEN/DINER

A fully fitted kitchen comprising a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, space for under counter fridge/freezer, space for cooker, space for dishwasher, wall mounted Worcester Bosch gas boiler, extractor fan, under stairs pantry, tiled splash backs, tiled flooring and a radiator.

### UTILITY ROOM

With wall and base units, laminate work surfaces, space for washing machine, space for condensing tumble drier, radiator and door to garden.

### CLOAKROOM/WC

With wash basin, w.c., heater towel rail and tiled splashbacks.

### STAIRCASE AND LANDING

with airing cupboard housing immersion tank and access to loft (not to be used by tenant), leading to:-

### BEDROOM ONE

Double bedroom with a radiator.

### BEDROOM TWO

A single bedroom with a radiator.

### BEDROOM THREE

A single bedroom with a radiator.

### BATHROOM

White suite comprising wash basin, w.c. and bath with shower screen and electric shower over, heated towel rail, aqua board splash backs, and vinyl flooring.

### OUTSIDE

The property has a lawned garden to front and rear with a range of mature shrubs and bushes all enclosed by fencing. There is also a patio area.

To the front there is a driveway offering off-street parking for two cars.

### LOCATION

To locate the property from Melton Mowbray take Leicester Road out of the town centre. Pass over the first roundabout and at the second roundabout turn left onto Edendale Road. Continue on this road and at the roundabout take the 3rd exit onto Heather Crescent and then immediately turn left onto Marigold Crescent. The property can be found 100 yards 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 Â£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 Blinds only.

STRICTLY NO PETS PERMITTED.

Council Tax : Melton Borough Council - Band B.

Services : Mains Electric, Gas, Water and Drainage.

EPC : Rating C.



## TERMS

<b>RENT:</b>	£950 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,096
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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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) <b>A</b>			84
(81-91) <b>B</b>		69	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	