



40 MARIGOLD CRESCENT

MELTON MOWBRAY, LE13 0FW

£975 Per month
Unfurnished

A fantastic opportunity to reside in this well prested three bedroom semi detached house located on a sought after residential estate in Melton Mowbray.

The property has underwent a scheme of refurbishment in 2024 to include new flooring throughout, new kitchen and a new bathroom suite. There is also uPVC double glazing and a new gas fired boiler.

In brief there is entrance hall, sitting room, kitchen/dining room, three bedrooms, family bathroom, off street parking to front and a rear garden.

The property would ideally suit a family, couple or individual looking for a contemporary house with good links to the A46 for Leicester/Loughborough/Nottingham.

The property is also ideally located 3 minutes walk to amenities to include a Spar convenience store, post office and Cherry Tree public house.



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 : entered via a double glazed door with stairs to first floor and radiator.

SITTING ROOM : (15.09 x 10.03 ft) a spacious room with radiator.

KITCHEN/DINING ROOM : (13.08 x 9.00 ft) a modern kitchen comprising a range of light gray eye and base level units, granite effect laminate work tops, stainless steel sink, space for washing machine, cupboard housing the Baxi gas fired boiler, overhead extractor fan, space for electric oven, space for under counter fridge freezer, radiator, double glazed door to garden and door to under stairs cupboard.

LANDING : with airing cupboard with hot water tank.

BEDROOM ONE : (11.10 x 9.04 ft) the master bedroom is a double bedroom over looking the garden with radiator and fitted wardrobes.

BATHROOM : wll presented 3 piece suite with low flush WC, sink, panelled bath with shower screen and power shower, wall mounted towel rail, quartz effect aquaboard splashback and a vinyl tiled flooring.

BEDROOM TWO : (9.11 x 6.05 ft) a single bedroom with radiator.

BEDROOM THREE : (7.01 x 7.00 ft) a single bedroom with radiator.

OUTSIDE : driveway to the front with parking for 2 cars and a small lawned garden. To the rear there is a large patio area with further garden mainly laid to lawn with flowe beds all enclosed by panelled fencing. Timber garden shed (not to be maintained or replaced by landlord).

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.

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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and fitted blinds.

Council Tax : Melton Borough Council : Band B

Deposit : £1,125

Term : An assured periodic tenancy is offered.

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

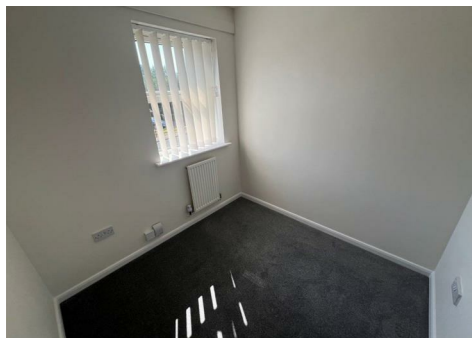
EPC : C rating.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT payable before commencement of tenancy.

Restrictions: No business use.



TERMS

RENT:	£975 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,125
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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