



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

**£995 Per month**  
Unfurnished

VIEWINGS AVAILABLE ON TUESDAY 10TH OCTOBER - PLEASE CALL ASAP TO ARRANGE YOURS!

A well-presented three bedroom semi-detached property situated on a popular residential estate on the south side of Melton Mowbray.. The spacious accommodation briefly comprises an entrance hall, modern kitchen, lounge, ground floor cloakroom/w.c., three bedrooms, one with ensuite, and a bathroom. Outside there is a good-sized garden to the rear, a single garage and off-road parking.

The property is located on a popular estate, local amenities include a convenience store and the Cherry Tree public house. The property is also conveniently located with good access links to Leicester and Loughborough via the A606 and A46.

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 storage cupboard, and a radiator.

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

LOUNGE with an under stairs storage cupboard, two radiators, and patio doors to the garden.

FITTED KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, space for gas or electric oven, extractor fan, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, vinyl flooring, radiator and wall mounted gas boiler.

STAIRCASE AND FIRST FLOOR LANDING with airing cupboard housing immersion tank and loft hatch (not to be used),

leading to:-

DOUBLE BEDROOM with built-in storage cupboard, built-in wardrobes, radiator and door to EN-SUITE with white suite comprising wash basin, w.c., and shower enclosure with mixer shower, radiator, vinyl flooring and tiled splash backs.

DOUBLE BEDROOM with a radiator.

SINGLE BEDROOM with a radiator.

BATHROOM with white suite comprising wash basin, w.c. and panelled bath, radiator, tiled splash backs and vinyl flooring.

OUTSIDE Single garage power and light connected. Driveway providing off-road parking for up to two cars. Enclosed lawned garden with patio area.

### LOCATION

To locate the property take Leicester Road out of the town centre. Turn left at the roundabout onto Edendale Road and at the next roundabout turn right onto Heather Crescent. Take the first left onto Marigold Crescent and the property will be found on your left hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council : Band C.

Deposit : £1,148

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

Services : Mains electricity, gas, water and drainage.

EPC : C. EPC ON ORDER.

STRICTLY NO PETS PERMITTED.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No pets permitted and no business use.

Flood/Erosion Risk: None to report.

Planning Permissions : NA

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

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)

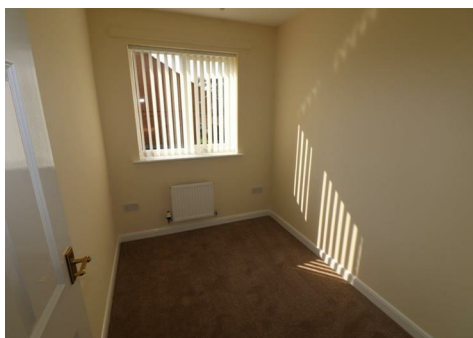
During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

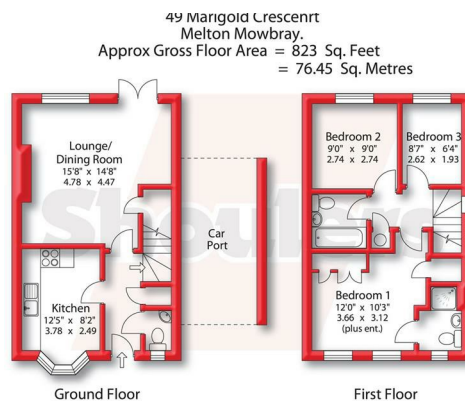
Installation of cable/satellite

Subscription to cable/satellite supplier



## TERMS

<b>RENT:</b>	£995 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,148
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	<p>This property has an Energy Performance Efficiency Rating Band C.</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>
<b>REDRESS:</b>	<p>Shouler &amp; 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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a></p>



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - [www.makingplans.com](http://www.makingplans.com)

County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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>		
(81-91) <b>B</b>		
(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		
	71	74
EU Directive 2002/91/EC		
England & Wales		