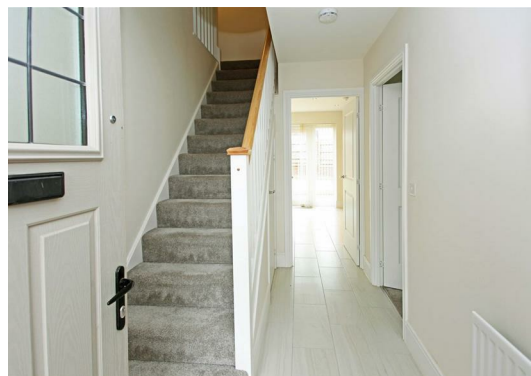
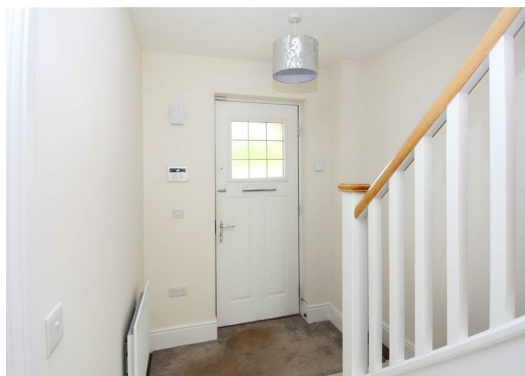




## **75 Ernest Dawes Avenue, Priorslee, TF2 9XA**

### **£1,600 Per Calendar Month**

An immaculately presented detached 3 double bedroom house with integral single garage located on a much favoured modern developed close to most amenities including Telford town centre and junction 4 by the M54 motorway.

Recess storm porch to entrance door. Entrance/through hall.

Entrance/through hall

## Lounge

Good size lounge with bay window to the front

## Full Width Dining Kitchen

Having an extensive range of modern fitted base and wall mounted cupboards, integrated appliances to include dishwasher, fridge freezer, electric double oven and grill and four ring gas hob.

Spacious dining area with french doors to rear garden.

## Separate utility room

With matching base and wall mounted cupboards.

Plumbing connection for washing machine and condensing dryer.

Cloaks WC off utility.

## Main bedroom

With dressing area having built in mirror fronted wardrobes.

En-suite bathroom, with bath and walk in shower cubicle with WC and wash hand basin.

## Bedroom 2

Double size bedroom with en-suite shower room

## Bedroom 3

Double size bedroom with en-suite shower room

## Outside

Driveway parking for two cars.

Integral single garage.

Front neatly finished to lawn, side path to enclosed rear garden set out to slabbed patio and lawn.

## Rental 1

Relevant Letting Fees and Tenant Protection Information:

- As well as paying the rent, you may also be required to make the following permitted payments:

(Please note that the landlord has the right to charge an additional monthly rent IF they accept a pet [for example, they may charge an additional £15pcm for a dog]. This additional rent figure is chargeable at the discretion of the landlord)

Before the tenancy (payable to us, Tempertons, as Managing Agent):

- Payment of a refundable tenancy deposit – capped at no more than five weeks' rent

During the tenancy (payable to us, Tempertons, as Managing Agent):

- Payment of £72.00 (inclusive of VAT) if you want to change the tenancy agreement

- Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate, payment for each date that the payment is outstanding and applicable to rent which is more than 14 days overdue

- Payment of up to £50.00 (inclusive of VAT) for the reasonably incurred costs for the loss of keys / security devices

- Payment of any unpaid rent or other reasonable costs associated with your (tenants') early termination of the tenancy

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

- Utilities – gas, oil, electricity and water
- Communications – telephone and broadband
- Installation of cable / satellite
- Subscription to cable / satellite provider
- Television licence
- Council Tax

**BROADBAND AND MOBILE SERVICES:** We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

**ADDITIONAL CHARGES:** We have not been made aware of any.

**RIGHTS AND RESTRICTIONS:** We have not been made aware of any.

**FLOODING ISSUES:** We have not been made aware of any.

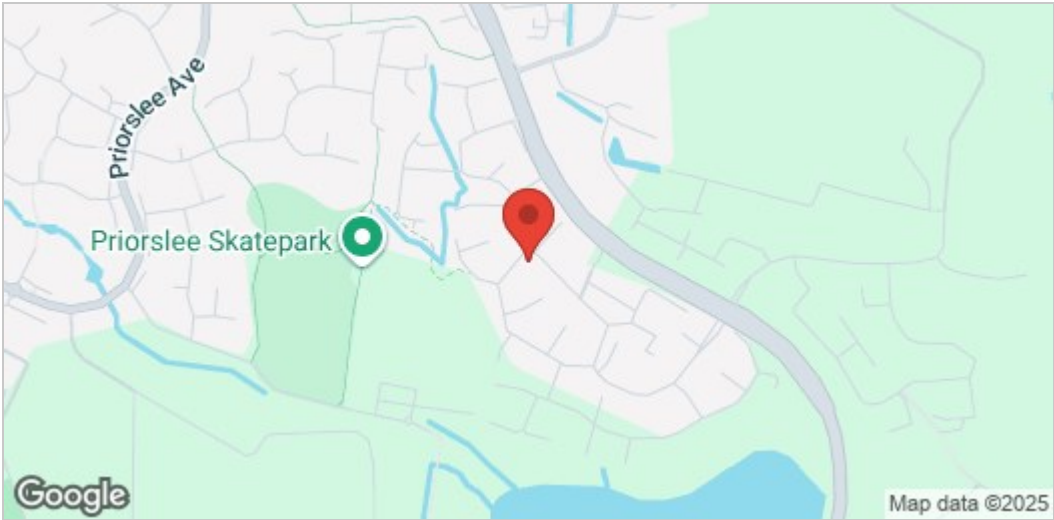
**PLANNING PERMISSIONS/DEVELOPMENTS:** We have not been made aware of any.

Other permitted payments:

- Any other permitted payments, not included above, under the relevant legislation, including contractual damages.

Tenant Protection:

Tempertons is a member of the RICS Client Money Protection Scheme – RICS Firm Number: 006931 (a client money protection scheme), and also a member of the TDS, Tenancy Deposit Scheme – Membership Number G03180 (a tenancy deposit protection scheme) and TPO, The Property Ombudsman – Membership Number R00520 (a redress scheme). You can find out more details on our website [www.tempertons.co.uk](http://www.tempertons.co.uk), or by contacting us directly.



| Energy Efficiency Rating                    |         |                                                                                       |  |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------|--|
|                                             | Current | Potential                                                                             |  |
| Very energy efficient - lower running costs |         |                                                                                       |  |
| (92 plus) A                                 | 84      | 93                                                                                    |  |
| (81-91) B                                   |         |                                                                                       |  |
| (69-80) C                                   |         |                                                                                       |  |
| (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                     |         |  |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.