3 Beanhill Cottages , Telford, TF5 0AA
£975 Per Calendar Month

A newly refurbished and modernised three bedroomed house with off road parking and enclosed landscaped rear garden

The property is located in a formed residential area, close to most local amenities and about 2 miles from Wellington Town Centre, with its supermarket, train and bus stations.

This well presented house benefits from gas central heating and double glazed windows.

Accommodation:-
Full width modern dining kitchen
Lounge
Rear hall with stairs to landing
2 double sized bedrooms and 1 single sized bedroom
Newly fitted family bathroom

CREDIT CHECK/REFERENCES REQUIRED
SORRY NO PETS

DEPOSIT: £1,125

RENT: £975 PCM

COUNCIL TAX: Band B - Telford & Wrekin Council

EPC RATING: C

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: rental@tempertons.co.uk

DIRECTIONS: From the A442 Shawbirch Roundabout, proceed west along the Shawbirch Road to Admaston. After the roundabout Take a left turning into Beanhill cottages, the property can be found on your right.

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.

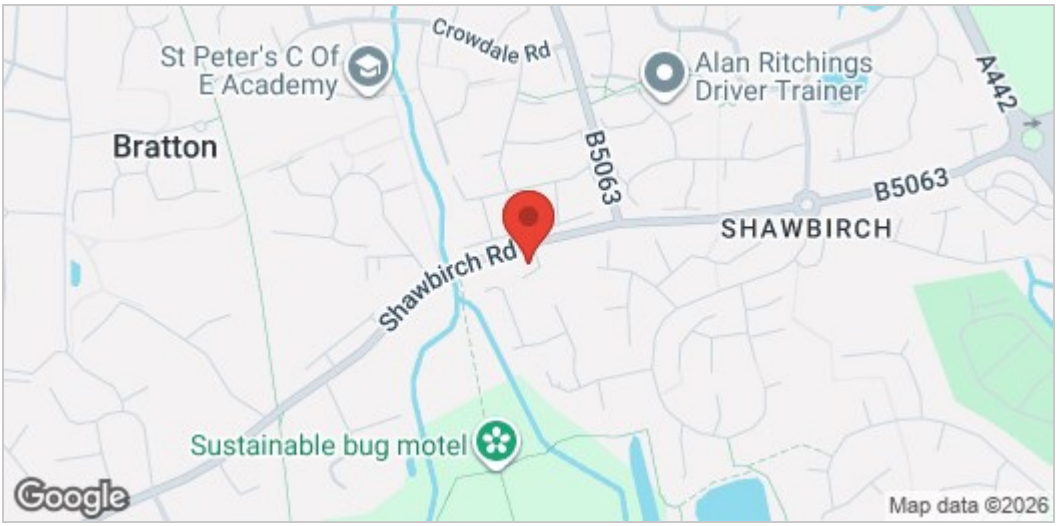
RIGHTS AND RESTRICTIONS: We have not been made aware of any.

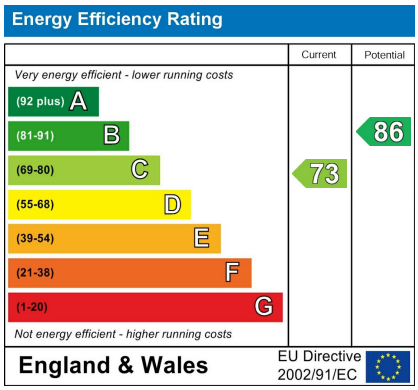
FLOODING ISSUES: We have not been made aware of any.

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, or by contacting us directly.





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.

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