



19 Shelmore Way, Stafford, ST20 0DT £900 Per Calendar Month

Immaculate 2 bedroomed, semi detached house with double glazing and gas central heating

Entrance Hall

Lounge

11'5" x 11'5" (3.5 x 3.5)

Dining Kitchen

11'9" x 10'4" (3.6 x 3.15)

having electric stand alone cooker and fridge freezer

Bedroom One

11'8" x 9'0" (3.58 x 2.75)

double sized with built in wardrobe

Bedroom Two

10'2" x 5'7" (3.10 x 1.72)

single sized

Bathroom

having white suite, bath with shower over, WC and wash hand basin

Parking and covered car port

Gardens to front and rear

Use of shed and Summerhouse - 9m x 9m (29'6" x 29'6")

Rental 1

Relevant Letting Fees and Tenant Protection Information:

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

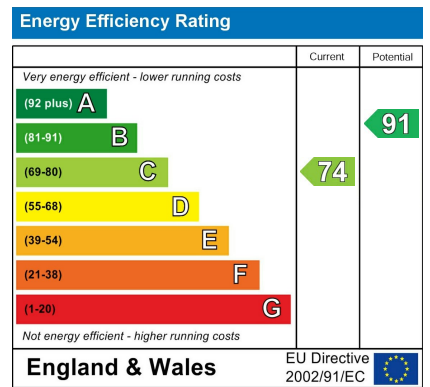
PLANNING PERMISSIONS/DEVELOPMENTS: We have not been made aware of any

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.