

19A Columbine Way, Donnington, TF2 7RL £700 Per Calendar Month

A newly re-decorated, two bed roomed terraced house situated in a popular residential area of Telford.

Gas centrally heated and double glazed accommodation.

Well positioned, the accommodation includes an enclosed front porch.

Entrance/through hallway.

Modern style fitted kitchen with integrated electric oven and 4 ring ceramic hob.

Full width lounge/diner having laminate flooring, French style fireplace surround and external door to the rear garden.

First floor with newly fitted carpets to the stairs, landing and both bedrooms.

Double size main bedroom with two windows to the front, single sized second bedroom with window to the rear overlooking the rear garden.

Shower style bathroom with white fittings comprising 1½ width shower cubicle, low level flush WC and pedestal wash hand basin.

Outside: parking to the front for a small car with second parking space adjacent in the residents parking area.

The enclosed rear garden includes a patio area against the rear of the house with ornamental stone finished area beyond and timber shed.

REFERENCE/CREDIT CHECK REQUIRED

Deposit: £805

Rent: £700 PCM

Council Tax Band B – Telford & Wrekin Council

EPC Rating: C

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.

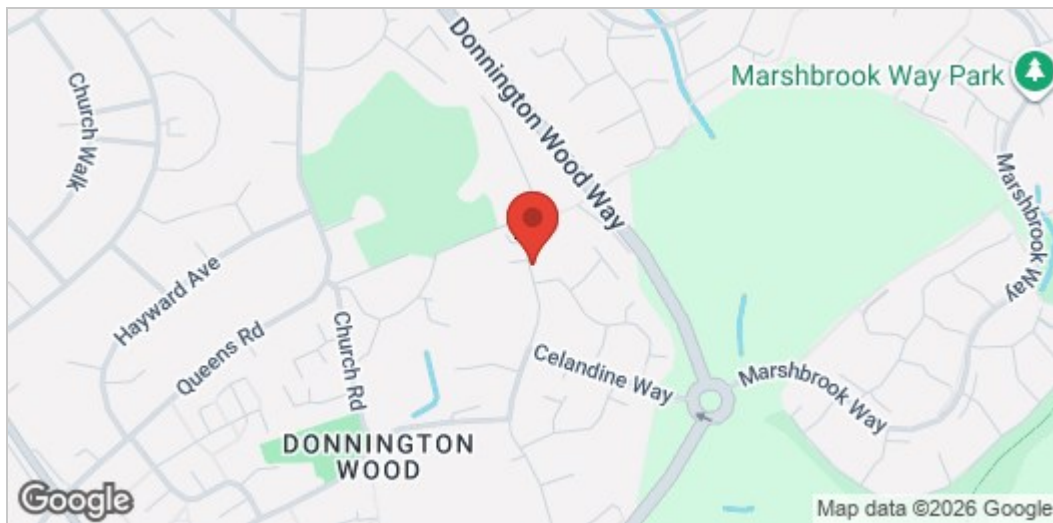
PLANNING PERMISSIONS/DEVELOPMENTS: We have not been made aware of any.


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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.