



## **51 Greenfields Drive, Newport, TF10 7FF**

### **£1,050 Per Calendar Month**

A modern, three bedroomed, semi-detached house with en-suite to the main bedroom and family bathroom

The property in more detail comprises:-

Entrance hallway  
Downstairs WC  
Lounge  
Kitchen diner  
Three bedrooms  
En-suite to the main bedroom  
Family bathroom  
Front and rear gardens  
Driveway parking for two vehicles  
Gas central heating and uPVC double glazing

REFERENCES/CREDIT CHECK REQUIRED

SORRY NO PETS

Deposit £1,210  
Rent £1,050 PCM

Council Tax Band B - Telford & Wrekin Council  
EPC Rating B

### **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:** None to note

**RIGHTS AND RESTRICTIONS:** None to note

**FLOODING ISSUES:** None to note

**PLANNING PERMISSIONS/DEVELOPMENTS:** None to note

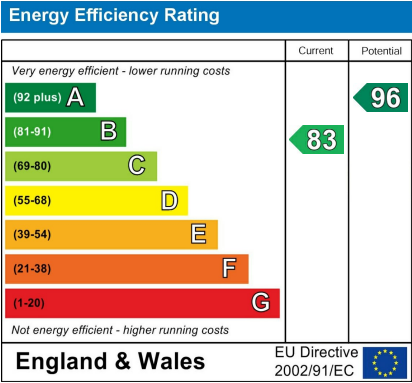
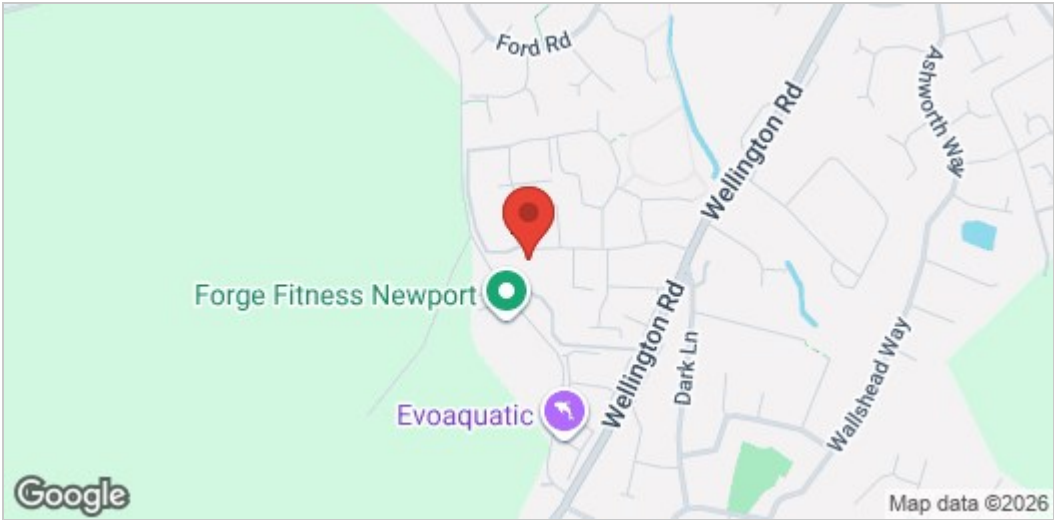
Other permitted payments:

- 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.





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