



**The Lodge Brockton Manor,
Nr Newport,
TF10 9EP**

£800 PCM

The Lodge is an annexe accessed over a courtyard of a working farm. The Lodge is situated in the rural area of Brockton approximately 2 miles from the village of Edgmond and 3 miles to the market town of Newport.

Newly decorated, newly fitted carpets and newly installed mains electric heating.

The property briefly comprises to the ground floor kitchen/breakfast with fridge, cooker and washing machine, reception room with log burner, bathroom with shower over. To the first floor spacious gallery landing/room leading into double bedroom. Outside enclosed small lawned garden with patio and parking for 2 cars in the shared courtyard.

No children and no pets due to the locality of the working farm.

Rent: £800pcm

Deposit: £923 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month’s rent.

EPC: E (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: B (Telford and Wrekin Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage. Mains electric heating.

Broadband: Up to 64mbps

Mobile Signal/Coverage Indoors: EE None, Three None, O2 Limited, Vodafone Limited

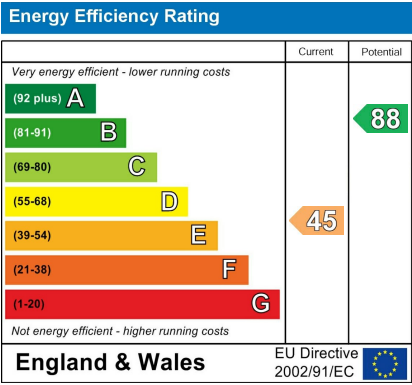
Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

Parking: Shared courtyard parking

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



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.