



**14 Roe Deer Green,
Newport,
TF10 7JQ**

£1,400 PCM

A detached family house situated on the popular Deer Park Estate in Newport close to the centre of town with all its amenities.

The property briefly comprises to the ground floor entrance hall, cloakroom/WC, kitchen, dining room and living room. To the first floor landing, master bedroom with en-suite, three further bedrooms and family bathroom. Outside single garage, driveway parking and low maintenance rear garden.

Newly decorated and carpeted throughout and benefits from a newly fitted family bathroom.

Gas CH. Available immediately.

Rent: £1,400pcm

Deposit: £1,615 (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: D (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: D (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. Gas central heating boiler.

Broadband: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Limited, Three Limited O2 Likely, Vodafone Limited

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

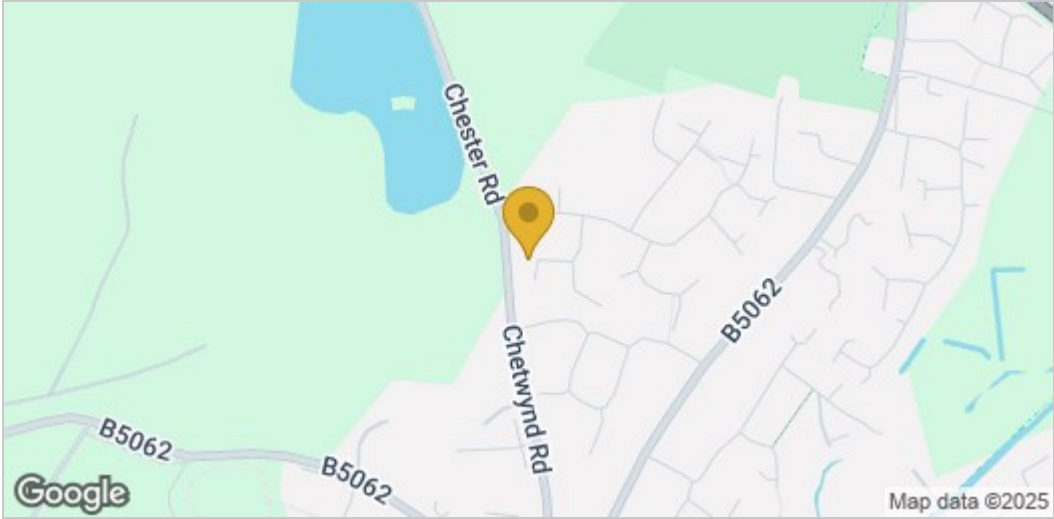
Parking: Private driveway and single garage

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.