



**94 Limekiln Lane,  
Lilleshall,  
TF10 9EX**

**£995 PCM**

A characterful mid terrace unfurnished cottage situated in the popular village of Lilleshall, approximately 3 miles from the market town of Newport and all its amenities including schools and transport links.

The property briefly comprises to the ground floor sitting room with wooden floor, kitchen/diner and bathroom/WC. To the first floor landing, large double bedroom and second bedroom or study. Outside small rear garden with shed and opposite is parking for 2 cars and large studio/storage.

Available Immediately

Rent: £995pcm

Deposit: £1,148.07 (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: 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. Gas central heating boiler.

Broadband: Up to 80mbps

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

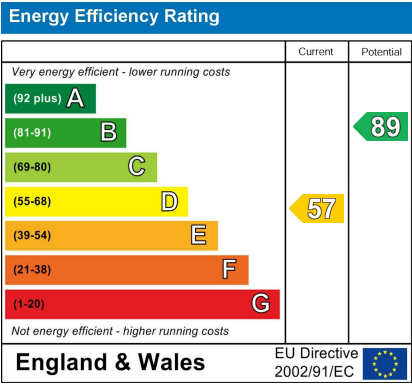
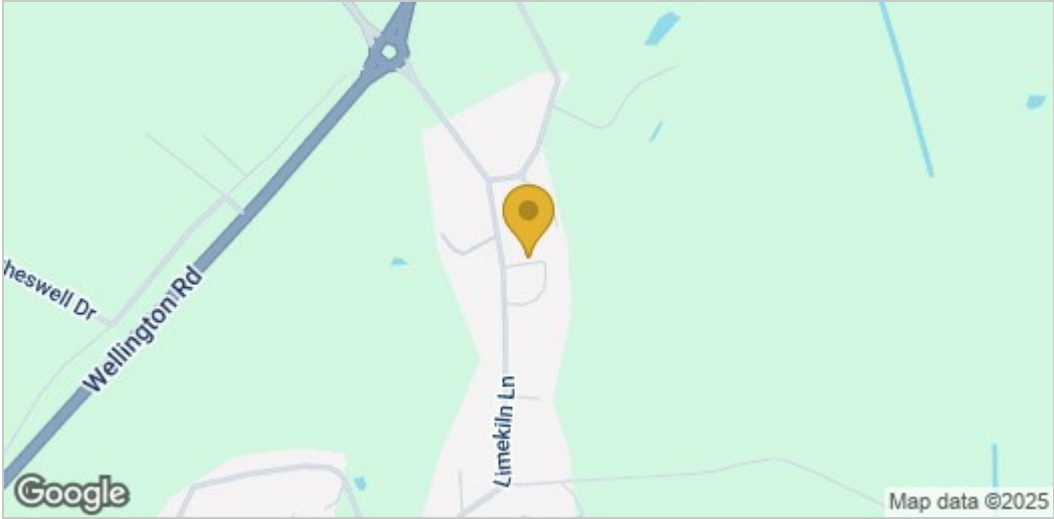
Mobile Signal/Coverage Outdoors: Vodafone Good, EE Variable, O2 Poor to None, Three Variable.

Parking: Parking for 2 cars

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.