



The Old Dairy Ellerton Grange Barns, Newport, TF10 8DS

£1,200 PCM

The Old Dairy is set in a small complex of barn conversions, situated in a rural location close to the village of Cheswardine. Approximately 6 miles to Newport Town Centre and approximately 8 miles to Market Drayton where you will find all local amenities.

The barn has been converted to a high standard with exposed beams creating character. It is well presented comprising entrance hall, cloakroom/WC, open plan kitchen/living room, utility room and two double bedrooms with a 'Jack n Jill' bathroom. Outside private rear garden with a patio area housing a sun room, lawned area to the side and private driveway parking.

The property is furnished. LPG and underfloor heating.

Rent: £1,200pcm

Deposit: £1,384.61 (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: C (Staffordshire Council)

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

Utilities: Mains electricity and water. Septic tank drainage. LPG and underfloor heating.

Broadband: Up to 3mbps

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

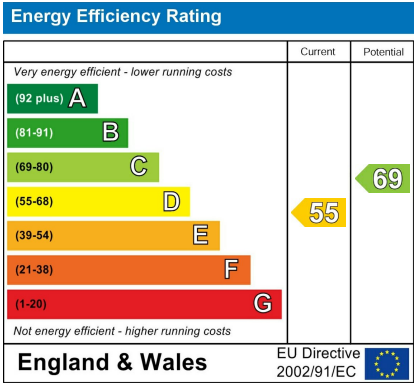
Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

Parking: Private driveway

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.