



**4 Pine Trees,
Newport,
TF10 7AS**

£1,400 PCM



A detached bungalow situated in a quiet development consisting of four bungalows, within walking distance of Newport High Street and all its amenities.

The property briefly comprises entrance hall, cloakroom/WC, open plan kitchen/diner with built in appliances to include dishwasher, washing machine and fridge/freezer, with French doors leading into the garden from the dining area, double doors leading into a large rear aspect living room. Master bedroom with en-suite shower room, two further bedrooms and family bathroom with shower over. Outside, low maintenance rear garden, single garage and driveway parking.

Gas CH. Available beginning January,

Rent: £1,400pcm

Deposit: £1,615.38 (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: C (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 80mbps

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

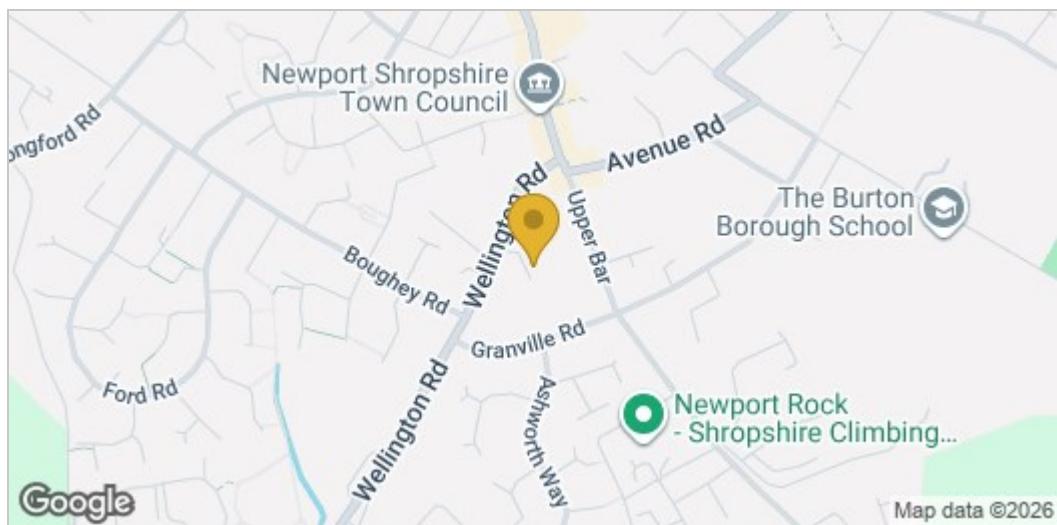
Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

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		
(69-80)	C		
(55-68)	D	69	81
(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.