

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

45 Hampton Hill, Wellington, Telford, Shropshire, TF1 2ER



Monthly  
Rental Of  
£1,400

\*\*\*\* TO ARRANGE A VIEWING PLEASE SEND AN EMAIL ENQUIRY AND IF SUCCESSFUL WE WILL RESPOND TO YOU VIA EMAIL OUTLINING THE VIEWING PROCESS \*\*\*\* A spacious and brilliantly positioned Three/Four Bedroom Detached Property with long driveway, gardens and great extension potential Providing 133.9 sq meters ( 1441.5 sq ft ) of living accommodation. The Property is positioned at the very top of Hampton Hill, located within a much sought after and desirable area. A short drive or walk into the historical Wellington market town offering a wealth of shops, local amenities and library.

The Princess Royal Hospital, Wellington railway station, local schools, main road network and the M54 link is also near by. Excellent flexible accommodation comprising: Spacious entrance Hall, lounge, separate dining room/Bedroom 4, kitchen/breakfast room, utility and ground floor wc. First floor: Main bedroom of excellent size, second bedroom of similar size with built in wardrobes, bedroom three also of very good size, family



**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**

# Viewing Information Requirements

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If you wish to view this property we are writing to advise that to ensure the safety of our staff and indeed yourselves we have introduced a new viewing system

## **Pre-Qualified viewings**

Presently Only pre-qualified applicants will be invited to view and we therefore require some basic information below for you to kindly complete and return as soon as possible (via email please on **summermeadows@harwoodestates.com**).

Please rest assured that all information received from you will be protected under the Data Protection Act.

Once the information has been received and all criteria is met we will then contact you to make the arrangements for your viewing.

We hope you will understand our need for these new viewing Measures and we ask for you cooperation and patience during these very testing times.

Should you have any queries or concerns in the meantime please do not hesitate to email me on **summermeadows@harwoodestates.com**

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**Each tenant moving into the property over the age of 18 years will need to provide the information as below.**

## **Full Name including title (Mr Miss, Mrs etc.) Email address and Phone Number**

To apply for this property you will be asked to provide a holding deposit which is the equivalent of 1 weeks rent. This money will be deducted from your final moving in costs. A holding deposit maybe refundable except where the applicant provides false or misleading information; fails a right to rent check; withdraws from the property (unless the landlord has acted in such a way that the tenant couldn't reasonably be expected to wish to proceed with the tenancy); or fails to take all reasonable steps to enter into a tenancy agreement

HOLDING DEPOSIT ONE WEEKS RENT: This is required to reserve a property.

IMPORTANT: The holding deposit will be deducted from your move in costs.

This holding deposit will be withheld if any relevant applicant (including any Guarantor(s) withdraw from the agreed Tenancy, fail a Right to Rent Check, provide false or misleading information or fail to sign the agreed Tenancy agreement (or Deed of Guarantee) within 15 calendar days (or any other mutually agreed date which has been agreed in writing.

N.B. When a viewing is requested, we will request some of your personal information to arrange the viewing. Once you have been accepted to apply for the property you will be asked to complete a full Tenancy Application Form which requires you to impart personal information to enable credit agencies to complete the credit and referencing checks. In completing the application form you are agreeing for this personal information to be passed to the credit agencies to complete their checks.

**Council Tax**

**Band E**

**Viewing Arrangements**

**by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.**

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

22 May 2024

