



163 Tilstock Crescent Sutton Farm Shrewsbury Shropshire

Monthly Rental Of £950

AVAILABLE NOW. A spacious 3 bedroom semi detached property situated in a popular residential location. Accommodation comprises; Entrance Hallway, Living Room, Kitchen/ Diner. First Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Front & Rear Gardens. Driveway, Garage, GCH. **ZJ&B TENANT INFORMATION:** Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee applicable to successful applicants. Deposit: 5 weeks rent and first month's rent payable in advance. Rent **EXCLUDES** utilities and council tax. Tenancies granted on a 12 month Assured Shorthold Tenancy unless otherwise agreed. Smoking is prohibited in the Property; Pets are not considered unless otherwise stated.



163 Tilstock Crescent, Sutton Farm, Shrewsbury, Shropshire, SY2 6HB



Accommodation includes:
 Entrance Hallway
 Living Room 14' 2" x 10' 10" (4.33m x 3.30m)
 Kitchen/ Diner 17' 2" x 10' 6" (5.23m x 3.21m)
 First Floor Landing
 Bedroom 1 11' 3" x 9' 4" (3.43m x 2.84m)
 Bedroom 2 10' 9" x 10' 7" (3.27m x 3.22m)
 Bedroom 3 7' 9" x 7' 2" (2.35m x 2.18m)
 Bathroom

Council Tax Band B
 Monthly Rental Of £950 per calendar month
 Deposit - £1,096.00
 5 weeks rent
 Minimum Term of 12 months



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
 Plan produced using PlanUp.

Energy performance certificate (EPC)																																		
163 Tilstock Crescent Shrewsbury SY2 6HB	Energy rating E	Valid until: 6 December 2021 Certificate number: 9199-2206-9020-2669-7773																																
Property type	Semi-detached house																																	
Total floor area	73 square metres																																	
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guide-to-landlord-tenant-energy-certificates/landlord-exemptions-and-requirements-for-letting-property). <small>https://www.gov.uk/guide-to-landlord-tenant-energy-certificates/landlord-exemptions-and-requirements-for-letting-property</small>																																		
Energy efficiency rating for this property																																		
This property's current energy rating is E. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E	E		21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60.</p>	
Score	Energy rating	Current	Potential																															
92-100	A																																	
81-91	B																																	
69-80	C																																	
55-68	D																																	
39-54	E	E																																
21-38	F																																	
1-20	G																																	

FLOOR PLANS FOR GUIDANCE ONLY