



2 Wray Drive Pontesbury Shrewsbury Shropshire

Monthly Rental Of £1,750

AVAILABLE LATE MAY/ JUNE. A truly exceptional 4 bedroom detached, new family home. Located in the popular village of Pontesbury, this property benefits from having a large private garden, a double garage and a driveway providing ample parking. ZJ&B TENANT INFORMATION: Tenancies granted subject to contract following satisfactory credit and referencing 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.



2 Wray Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0FF



Accommodation includes:

Entrance Hall

Living Room 15' 3" x 11' 0" (4.64m x 3.35m)

Kitchen/Dining Room 11' 3" x 20' 11" (3.43m x 6.37m)

Utility 7' 3" x 4' 11" (2.21m x 1.50m)

W/C 3' 1" x 4' 11" (0.94m x 1.50m)

Bedroom 1 12' 5" x 10' 9" (3.78m x 3.27m)

En-suite 5' 4" x 6' 0" (1.62m x 1.83m)

Bedroom 2 11' 3" x 9' 11" (3.43m x 3.02m)

Bedroom 3 13' 5" x 8' 2" (4.09m x 2.49m)

Bedroom 4 9' 11" x 7' 4" (3.02m x 2.23m)

Bathroom 7' 7" x 7' 8" (2.31m x 2.34m)

Double Garage 17' 0" x 17' 8" (5.18m x 5.38m)

Council Tax Band- E

Monthly Rental Of £1,750
per calendar month

Deposit - £2019
5 weeks rent

Minimum Term of 12 months



2 Wray Drive, Pontesbury, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

2007/2021 Energy performance certificate (EPC) - For an energy certificate - 000UK

Energy performance certificate (EPC)

2 Wray Drive Pontesbury Shropshire SY5 0FF	Energy rating B	Valid until 15 October 2028
Certificate number 888-7232-6679-6137-1988		

Property type
Detached house

Total floor area
118 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/government/uploads/system/uploads/attachment_data/file/623096/landlord_guidance_on_the_regulations_and_exemptions.pdf)

Energy efficiency rating for this property
This property's current energy rating is B. It has the potential to be A.
[See how to improve this property's energy performance.](#)

https://www.energyperformancecertificate.gov.uk/energy-certificates/888-7232-6679-6137-1988