



45 Copthorne Park Copthorne Shrewsbury Shropshire

Monthly Rental Of £1,400

AVAILABLE NOW. Fully refurbished 3 bedroom semi detached in popular and convenient location offering stylish accommodation throughout including Entrance Hall, WC (Under Construction), Living Room, Kitchen/Dining Room with bi-fold doors, 3 Bedrooms, Bathroom, Separate WC, Garden, Driveway Parking.

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.



45 Copthorne Park, Copthorne, Shrewsbury, Shropshire, SY3 8TJ



Accommodation includes:

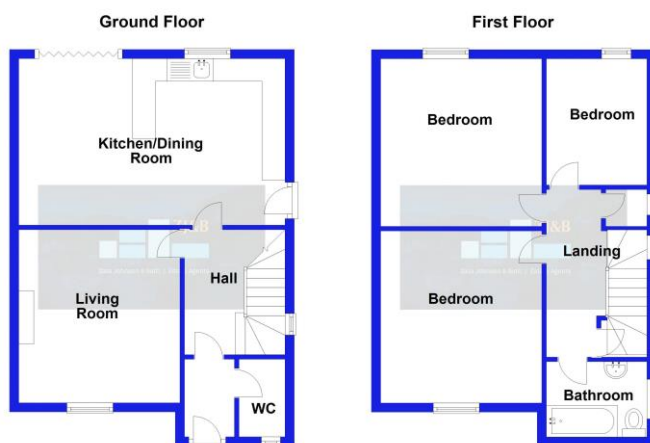
- Entrance Porch
- Entrance Hall
- Living Room 13' 0" x 11' 6" (3.96m x 3.50m)
- Dining Room 12' 0" x 10' 10" (3.65m x 3.30m)
- Kitchen
- First Floor Landing
- Bedroom 1 13' 0" x 11' 8" (3.96m x 3.55m)
- Bedroom 2 12' 0" x 10' 10" (3.65m x 3.30m)
- Bedroom 3 8' 10" x 8' 10" (2.69m x 2.69m)
- Bathroom
- Separate WC
- Driveway
- Rear Garden

Council Tax Band C

Monthly Rental Of £1,400 per calendar month

Deposit - £1,615.00
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.
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Energy performance certificate (EPC)

45 Copthorne Park Copthorne Shropshire SY3 8TJ	Energy rating C	Valid until 19 January 2032 Certificate number 2037-4328-7160-8031-4332
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Property type
Semi-detached house

Total floor area
93 Square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions [here](https://www.gov.uk/government/consultations/energy-efficiency-guidance-for-landlords).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](https://www.gov.uk/government/consultations/energy-efficiency-guidance-for-landlords)

FLOOR PLANS FOR GUIDANCE ONLY