



**16 Argyll Street**  
**Castlefields Shrewsbury Shropshire**  
**Monthly Rental Of £850**

**AVAILABLE MID JUNE. A well presented 2 bedroom end terrace close to the town centre & train station. Accommodation comprises; Entrance Hall, Living Room, Dining Room, Kitchen, Utility.**

**First Floor Landing. Bedroom 1, En-suite Shower Room, Bedroom 2, Bathroom. GCH, DG.**

**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 and Pets are not considered unless otherwise stated.**



**16 Argyll Street, Castlefields, Shrewsbury, Shropshire, SY1 2SF**



Accommodation includes:  
 Entrance Hallway  
 Living Room 11' 0" x 10' 3" (3.35m x 3.13m)  
 Dining Room 13' 9" x 10' 0" (4.18m x 3.06m)  
 Kitchen/Breakfast Room 15' 8" x 6' 11" (4.78m x 2.12m)  
 Utility room 7' 3" x 6' 8" (2.22m x 2.03m)  
 First Floor Landing  
 Bedroom 1 13' 9" x 10' 11" (4.2m x 3.34m)  
 Ensuite Shower  
 Bedroom 2 10' 2" x 10' 1" (3.1m x 3.07m)  
 Family Bathroom 8' 7" x 7' 1" (2.62m x 2.15m)  
 Rear Garden

Council Tax Band B  
 Monthly Rental Of £850 per calendar month  
 Deposit - £980.00  
 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 not an exact replication of the property. Plan produced using PlanIt. Plan produced using PlanIt.

29442026\_1214 Energy performance certificate (EPC) - For an energy certificate - 02/1/16

| Energy performance certificate (EPC)       |  |                             |
|--|--|-----------------------------|
| 16, Argyll Street<br>Shrewsbury<br>SY1 2SF | Energy rating<br><b>D</b>                      | Valid until<br>18 July 2024 |
|  | Certificate number<br>0108-0094-0203-4866-2884 |                             |
| Property type                              | End-terrace house                              |                             |
| Total floor area                           | 80 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: <https://www.gov.uk/guidance/landlords-on-how-to-let-a-property-with-an-energy-efficiency-standard-landlord-guidance>

**Energy rating and score**  
 This property's energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.  
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
 For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

https://findanenergycertificate.gov.uk/energy-certificates/0108-0094-0203-4866-2884/2884

**FLOOR PLANS FOR GUIDANCE ONLY**