



7 Hall Gardens Condover Shrewsbury Shropshire

Monthly Rental Of £950

AVAILABLE LATE JUNE. A well presented 3 bed end terrace accommodation includes Hall, WC, Living Room, Kitchen/Dining Room, 3 Bedrooms, Bathroom, Garage, Garden, 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; Pets are not considered unless otherwise stated.



7 Hall Gardens, Condover, Shrewsbury, Shropshire, SY5 7BD



Accommodation includes:

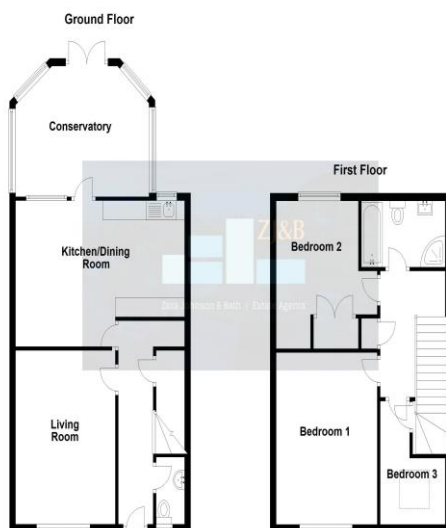
Accommodation
 Entrance Hallway
 Cloakroom
 Living Room 14' 10" x 10' 10" (4.52m x 3.30m)
 Kitchen/Diner 18' 5" x 12' 6" (5.61m x 3.81m)
 Conservatory 14' 4" x 11' 2" (4.37m x 3.40m)
 First Floor Landing
 Bedroom 1 14' 9" x 11' 0" (4.49m x 3.35m)
 Bedroom 2 12' 1" x 8' 11" (3.68m x 2.72m)
 Bedroom 3 10' 7" x 6' 8" (3.22m x 2.03m)
 Family Bathroom 8' 8" x 5' 8" (2.64m x 1.73m)
 Rear Garden
 Garage 18' 4" x 8' 9" (5.58m x 2.66m)

Council Tax Band D

Monthly Rental Of £950
 per calendar month

Deposit - £1,096.00
 5 weeks rent

Minimum Term of 12 months



Energy performance certificate (EPC)																																			
7 Hall Gardens, Condover, Shropshire, SY5 7BD	Energy rating	C	7 April 2022																																
			Certificate number: 0519-2998-5548-9803-8971																																
Property type	end-terrace house																																		
Total floor area	114 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/guidance/energy-efficiency-landlord-obligations).																																			
Energy efficiency rating for this property																																			
This property's current energy rating is C. It has the potential to be C.																																			
See how to improve this property's energy efficiency.																																			
<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>C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>49-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>35-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-34</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	C		55-68	D			49-54	E			35-48	F			1-34	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>	
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FLOOR PLANS FOR GUIDANCE ONLY