

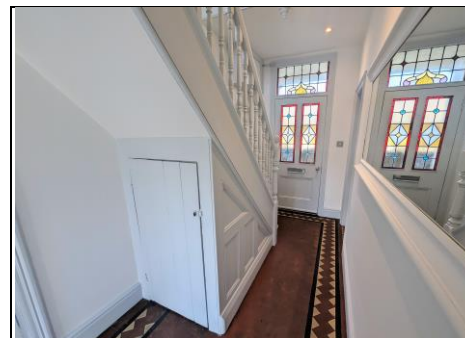


1 Lythwood Road
Bayston Hill Shrewsbury Shropshire
Monthly Rental Of £1,300

A 3 bed semi detached period house which has been tastefully renovated. Includes: Hall, Living Room, Sitting Room, Kitchen/Dining Room, Cloakroom, Rear Lobby, En-suite Shower Room to Main Bedroom, Family Bathroom, GCH, Gravelled Driveway, Good Sized Garden.

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.



1 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0LU



Accommodation includes:

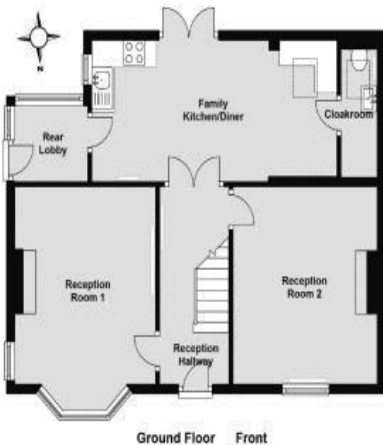
- Entrance Hall
- Living Room 15' 0" x 10' 10" (4.57m x 3.30m)
- Sitting Room 12' 10" x 10' 11" (3.91m x 3.32m)
- Kitchen/Dining Room 18' 11" x 9' 3" (5.76m x 2.82m)
- Rear Lobby 5' 10" x 4' 11" (1.78m x 1.50m)
- Cloakroom
- Bedroom 1 12' 10" x 10' 10" (3.91m x 3.30m)
- En Suite Shower Room
- Bedroom 2 12' 10" x 10' 11" (3.91m x 3.32m)
- Bedroom 3 7' 11" x 6' 7" (2.41m x 2.01m)
- Bathroom

Council Tax Band E

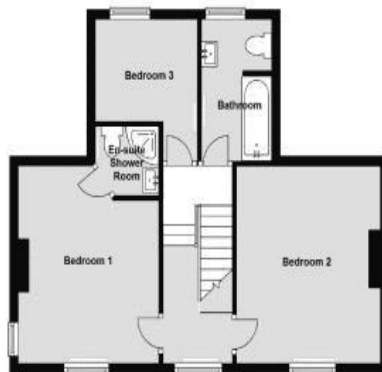
Monthly Rental Of £1,300 per calendar month

Deposit - £1,500.00
5 weeks rent

Minimum Term of 12 months



Ground Floor Front



First Floor Front

English | [Contact](#)

Energy performance certificate (EPC)

Lymington Road Shrewsbury SY3 0LU	Energy rating E	Valid until 1 August 2021
Property type Semi-detached house	Current Council SY3 0LU	100 square metres

Rules on letting this property

Properties can let if they have an energy rating from A to E.
 You can rent property for periods of up to 12 months if the property has an energy rating from F to G.

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get an energy 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 50.

Breakdown of property's energy performance

FLOOR PLANS FOR GUIDANCE ONLY