



The Mouse Hole

29 Coton Hill Shrewsbury Shropshire

Monthly Rental Of £750

AVAILABLE NOW. *Fully Furnished* A charming characterful one bedroom grade II listed mid terrace. Accommodation over three floors including: Dining Room/Kitchen With Period Inglenook Feature, 1st Floor Living Room & Bathroom, Large 2nd Floor Bedroom With Wealth Of Exposed Timbers. Great Location - Close To The Train Station & Town Centre. **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.



The Mouse Hole, 29 Coton Hill, Shrewsbury, Shropshire, SY1 2DZ



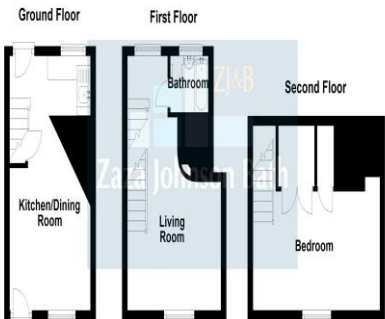
Accommodation includes:
Accommodation
Dining Room/ Kitchen 17' 4" x 9' 10" (5.28m x 2.99m)
1st Floor
Living Room 17' 4" x 11' 5" (5.28m x 3.48m)
Bathroom
2nd Floor
Bedroom 15' 6" x 8' 1" (4.72m x 2.46m)
Rear Yard

Council Tax Band B

Monthly Rental Of £750
per calendar month

Deposit - £865.00
5 weeks rent

Minimum Term of 12 months



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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

29 COTON HILL SHREWSBURY SY1 2DZ	Energy rating E	Valid until 23 February 2031
Property type Mid-terrace house		
Total floor area 39 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/energy-performance-certificate-landlords		
Energy efficiency rating for this property This property's current energy rating is E. It has the potential to be A. See how to improve this property's energy performance		