



36 Abelia Way, Telford, TF2 9TJ

£1,350 PCM

A good sized 4 bedroomed detached house with integral single garage, in a much favoured residential area of Telford

Newly improved accommodation, having refitted kitchen, new floor coverings throughout, full redecoration and newly installed condenser boiler.

The property in more detail comprises:-

Ground floor
Entrance/through hall
Cloaks WC
Lounge and separate dining room
Fitted kitchen with electric double oven and grill, 4 ring gas hob, fitted extractor hood
Archway to utility area with matching cupboard and plumbing for washing machine

First floor
Good double size main bedroom with built in wardrobe and en-suite shower room
Bedroom 2 double size second bedroom with built in wardrobe
Bedroom 3 with built in wardrobe
Bedroom 4 single size
Family bathroom with electric shower over bath
Driveway parking for 2 cars
Integral single garage
Side access to enclosed rear garden set out to slab patio and lawn

CREDIT CHECK AND REFERENCING REQUIRED
NO PETS

Deposit £1,500
Rent £1,500 PCM

Council Tax Band D - Telford & Wrekin Council
EPC Rating D

Rental 1

Relevant Letting Fees and Tenant Protection Information:

- As well as paying the rent, you may also be required to make the following permitted payments:

(Please note that the landlord has the right to charge an additional monthly rent IF they accept a pet [for example, they may charge an additional £15pcm for a dog]. This additional rent figure is chargeable at the discretion of the landlord)

Before the tenancy (payable to us, Tempertons, as Managing Agent):

- Payment of a refundable tenancy deposit – capped at no more than five weeks' rent

During the tenancy (payable to us, Tempertons, as Managing Agent):

- Payment of £72.00 (inclusive of VAT) if you want to change the tenancy agreement
- Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate, payment for each date that the payment is outstanding and applicable to rent which is more than 14 days overdue
- Payment of up to £50.00 (inclusive of VAT) for the reasonably incurred costs for the loss of keys / security devices

- Payment of any unpaid rent or other reasonable costs associated with your (tenants') early termination of the tenancy

During the tenancy (payable to the provider), if permitted and applicable:

- Utilities – gas, oil, electricity and water
- Communications – telephone and broadband
- Installation of cable / satellite
- Subscription to cable / satellite provider
- Television licence
- Council Tax

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We have not been made aware of any

RIGHTS AND RESTRICTIONS: We have not been made aware of any

FLOODING ISSUES: We have not been made aware of any

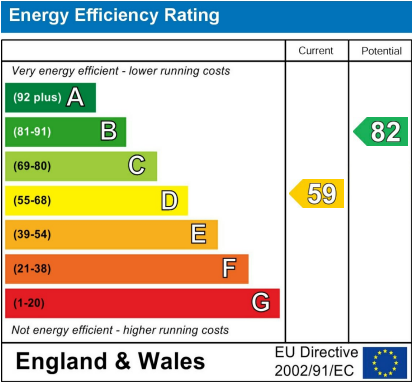
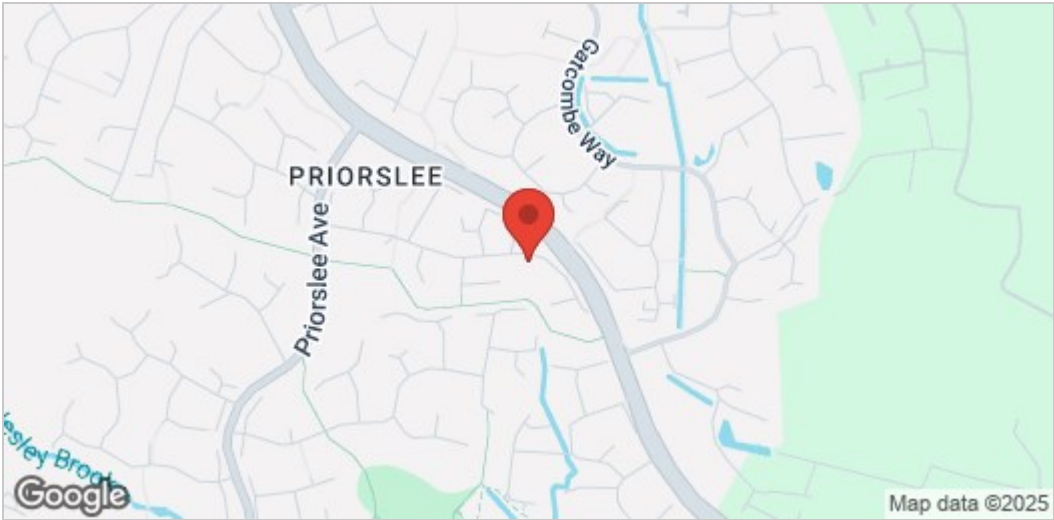
PLANNING PERMISSIONS/DEVELOPMENTS: We have not been made aware of any

Other permitted payments:

- Any other permitted payments, not included above, under the relevant legislation, including contractual damages.

Tenant Protection:

Tempertons is a member of the RICS Client Money Protection Scheme – RICS Firm Number: 006931 (a client money protection scheme), and also a member of the TDS, Tenancy Deposit Scheme – Membership Number G03180 (a tenancy deposit protection scheme) and TPO, The Property Ombudsman – Membership Number R00520 (a redress scheme). You can find out more details on our website www.tempertons.co.uk, or by contacting us directly.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.