

## Flat 2 The Coach House, Market Drayton, TF9 2TL

### £550 PCM

A one bedroomed, first floor flat

The property in more detail comprises:-

First floor  
Entrance hall  
Kitchen/living room  
Bedroom  
Bathroom

#### CREDIT CHECK/REFERENCING REQUIRED

Deposit £630  
Rent £550 PCM

Council Tax Band A - Shropshire Council  
EPC Rating: D

#### **Rental 1**

Relevant Letting Fees and Tenant Protection Information:

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
- Payment to the relevant contractor for any missed, pre-arranged appointments

**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:** There are no additional charges.

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

**FLOODING ISSUES:** We have not been made aware of any.

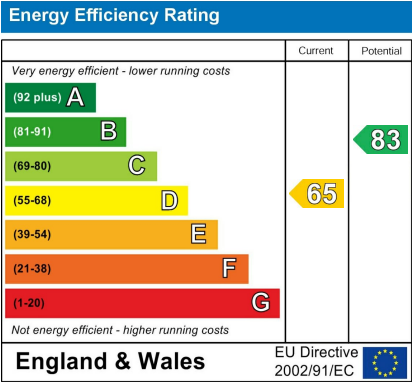
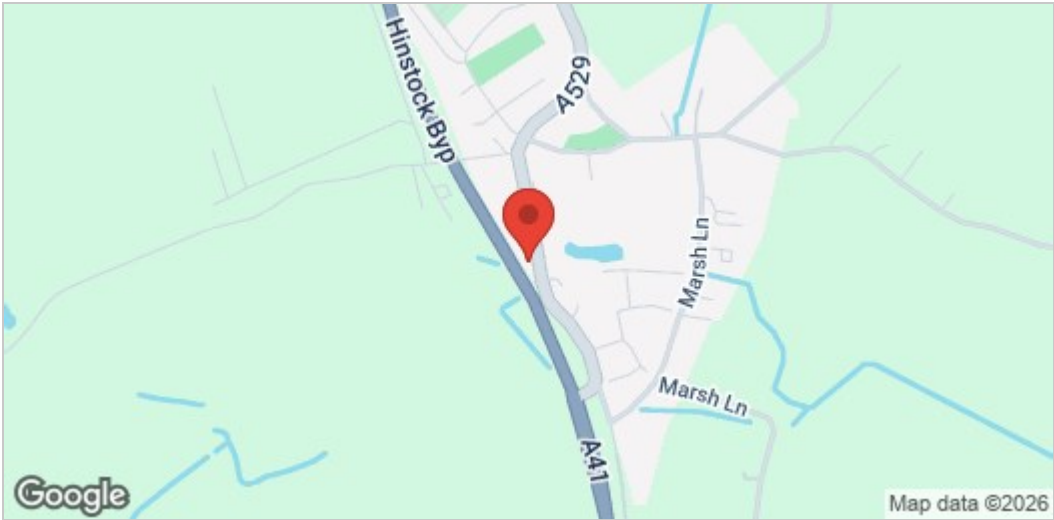
**PLANNING PERMISSIONS/DEVELOPMENTS:** We have not been made aware of any.

**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](http://www.tempertons.co.uk), or by contacting us directly.



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