



89 Woodfield Road Copthorne Shrewsbury Shropshire

Monthly Rental Of £2,500.00

AVAILABLE SEPTEMBER. A detached house standing in large gardens (180' long). Situated in one of Shrewsbury's premier roads, close to the town. Accommodation provides: Porch, Hall, WC, 3 Spacious Reception Rooms, Kitchen/Breakfast Room, 6 Bedrooms, one with En-suite, Bathroom, Useful Loft Room, Additional Garden Room/Office, Garage & Covered Carport. 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.



89 Woodfield Road, Copthorne, Shrewsbury, Shropshire, SY3 8HU



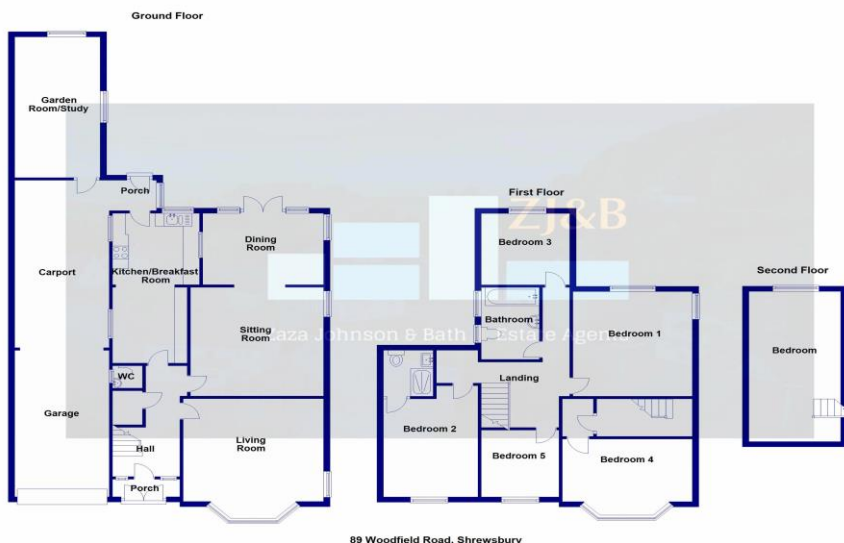
Entrance Porch
 Spacious Entrance Hall
 Cloakroom/WC
 Living Room 14' 4" x 13' 0" (4.37m x 3.96m)
 Sitting Room 13' 7" x 13' 3" (4.14m x 4.04m)
 Dining Room 12' 1" x 8' 10" (3.68m x 2.69m)
 Kitchen/Breakfast Room 19' 0" x 8' 10" max (5.79m x 2.69m)
 Rear Lobby
 Rear Porch
 Spacious First Floor Landing
 Bedroom 1 13' 3" x 12' 2" (4.04m x 3.71m)
 Bedroom 2 14' 1" x 9' 6" (4.29m x 2.89m)
 Bedroom 3 9' 0" x 8' 9" (2.74m x 2.66m)
 Bedroom 4 13' 3" x 7' 11" plus bay (4.04m x 2.41m)
 Bedroom 5 8' 6" x 8' 1" (2.59m x 2.46m)
 Bedroom 6 19' 3" x 9' 4" (5.86m x 2.84m)
 Garage and Car Port
 Brick Built Garden Room/Office 17' 10" x 8' 8" (5.43m x 2.64m)
 Rear Garden
 Outside - Front

Council Tax Band E

Monthly Rental Of £2,500.00 per calendar month

Deposit - £2,884.00
5 weeks rent

Minimum Term of 12 months



89 Woodfield Road, Shrewsbury

| Energy performance certificate (EPC) | | |
|---|---------------------------|--|
| 68 Woodfield Road Copthorne SY3 8HU | Energy rating B | Valid until: 19 December 2025 Certificate number: 9339-2851-4339-2387-4335 |
| Property type | Detached house | |
| Total floor area | 140 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/government/guidance/energy-ratings-for-landlords | | |
| Energy rating and score | | |
| This property's energy rating is B. It has the potential to be A. | | The graph shows this property's current and potential energy rating. |
| See how to improve this property's energy efficiency. | | Properties get a 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 60. | | |

FLOOR PLANS FOR GUIDANCE ONLY