



**13 Vineyard Drive,
Newport,
TF10 7DF**

£900 PCM

A mid terrace family house situated close to the centre of Newport.

The property briefly comprises to the ground floor hallway, reception room with French doors leading into the garden, kitchen/breakfast with study/diner off, rear hall leading to garden and WC. To the first floor landing, three bedrooms and family bathroom with shower over. Outside a good sized rear garden with decking, lawn and garden shed. To the front is off street parking.

It has been completely redecorated throughout with new carpets and flooring throughout.

Available immediately. Gas CH.

Rent: £900pcm

Deposit: £1,038 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: TBC (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: B (Telford and Wrekin Council)

Utilities: Mains electricity, water and drainage. Gas central heating boiler.

Broadband: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Variable, O2 Limited, Three Limited, Vodafone Limited

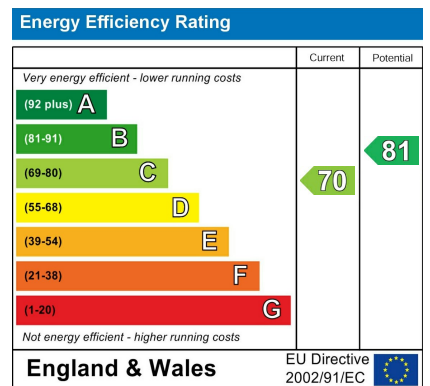
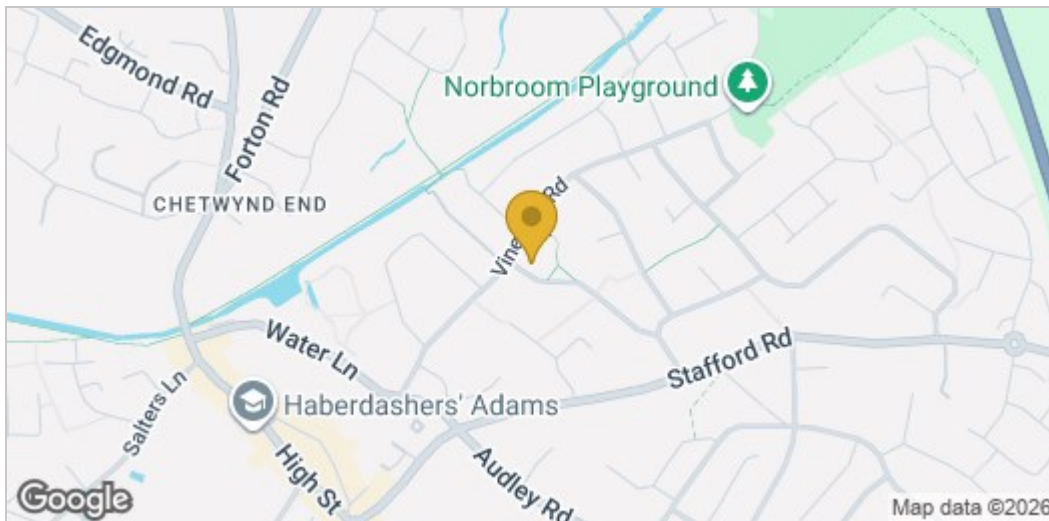
Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

Parking: Off road parking to front

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.