



12 Wrekin View, Telford, TF6 5DL

£1,000 Per Month

A well presented 3 bedroomed, semi detached house, pleasantly positioned in the favourable village of Wrockwardine, with open views at the front to The Wrekin and Ercall

The gas centrally heated and double glazed accommodation comprises:-

GROUND FLOOR

Entrance Hall
Cloaks/WC
Full depth lounge diner
Fitted kitchen
Laundry cupboard

FIRST FLOOR

Two double sized bedrooms and a small single zed bedroom
Shower room

OUTSIDE

There is a good sized and mainly lawned garden to the rear.
Residents parking adjacent, on a first come, first served basis.

Deposit £1,150
Rent £1,000 PCM

Council Tax Band B - Telford & Wrekin Council
EPC Rating C

CREDIT CHECK/REFERENCING REQUIRED

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: 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

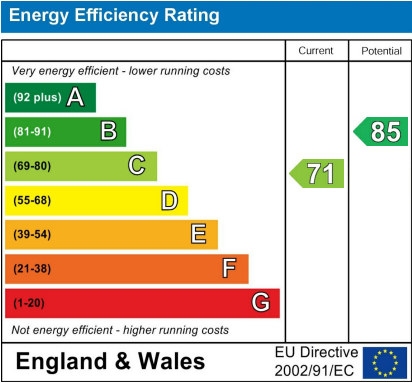
PLANNING PERMISSIONS/DEVELOPMENTS: We have not been made aware of any

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.