



**7 Manor Farm Drive,
Nr. Market Drayton,
TF9 2SN**

£995 PCM

A semi-detached house in the village of Hinstock with a local shop and village pub, close to the market towns of Newport and Market Drayton.

The property briefly comprises to the ground floor entrance hall, lounge, kitchen/diner and a new conservatory leading to the garden with a decking area, pergola and patio area. To the first floor stairs leading to master bedroom with en-suite, two further bedrooms and family bathroom.

Outside front garden laid to lawn, rear garden, shed and garage.

The property has oil central heating.

Rent £995pcm

Deposit £1,148

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: D (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: D (Shropshire Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage. Oil central heating.

Broadband: Up to 80mbps

Mobile Signal/Coverage: EE Limited, Three Likely, O2 Likely, Vodaphone Limited

Parking: single garage and parking

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.