



**40b St Mary Street,
Newport,
TF10 7AB**

£975 PCM

A two bedroom, first floor flat located just off Newport High Street with views over the church.

The property briefly comprises of entrance hall, two bedrooms one with ensuite, lounge and further bathroom.

Gas central heating and allocated parking.

Available mid September 2026.

Rent: £975 PCM

Deposit: £1125 (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: C (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: A (Telford & Wrekin)

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

Broadband: Up to 1000 mbps

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

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

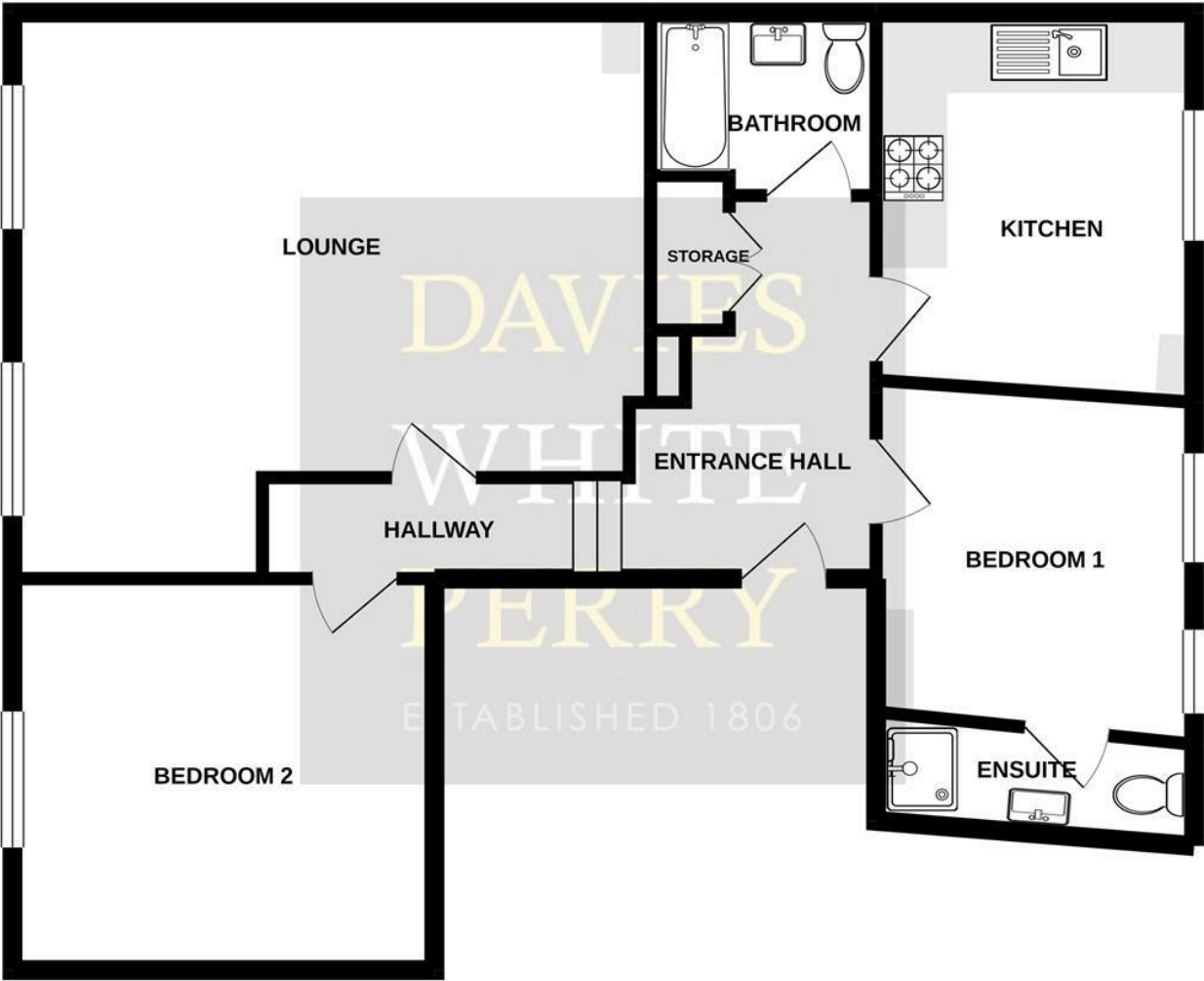
Parking: Allocated parking

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area

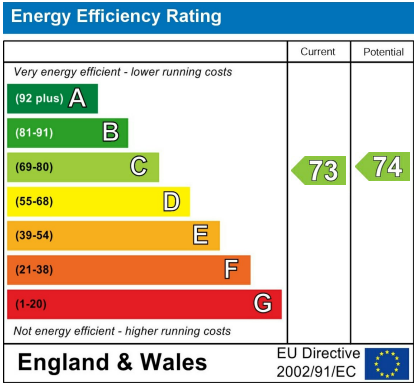
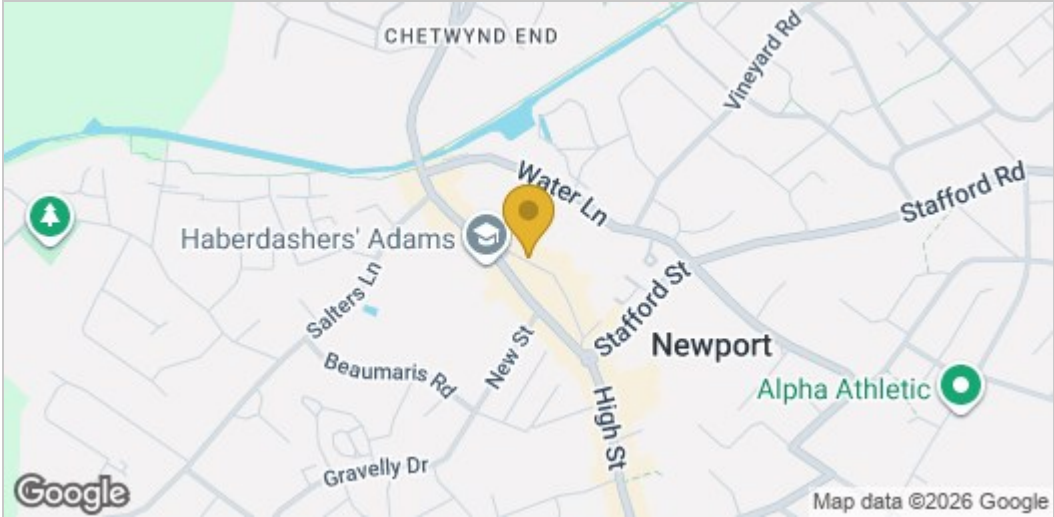
GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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