



147 Harlescott Lane, Harlescott, Shrewsbury, Shropshire, SY1 3AR

Monthly Rental Of £1,150

A stylish, high-spec, 4-bedroom, 3 storey semi-detached home, located in a private close. Available on a long-term let, designed for modern family living with 3 double bedrooms and a 4th bedroom/office, private driveway for 2 vehicles. Insulated to current energy efficiency levels and double glazed giving it an energy rating A. Electric central heating and hot water, solar with zoned heating, and solar panels help reduce costs. There is option to have an electric car charger point (fitted at tenants' cost). The property is connected to super-fast broadband, and every bedroom has a wall mounted TV point with BT connection. ZJ&B TENANT INFORMATION: (APT) Assured Periodic 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 are payable at the start of the tenancy. Rent EXCLUDES utilities and council tax, and any other permitted charges.

Smoking is not permitted within the Property.



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Entrance Hall
Cloakroom/WC
Living Room 11' 2" x 13' 9" (3.40m x 4.19m)
Kitchen/Dining Room 13' 1" x 11' 10" (3.98m x 3.60m)
First Floor Landing
Bedroom 2 14' 1" x 8' 6" (4.29m x 2.59m)
Bedroom 3 12' 2" x 8' 6" (3.71m x 2.59m)
Bedroom 4 8' 6" x 7' 4" (2.59m x 2.23m)
Shower Room
Second Floor Master Bedroom 16' 5" x 11' 6" (5.00m x 3.50m)
En Suite Bathroom

Council Tax Band C

Monthly Rental Of £1,150
per calendar month

Deposit - £1,326.00
5 weeks rent

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

147 Harlescott Lane
Shrewsbury
SY1 3AR

Energy rating
C

Valid until
16 July 2032
Certificate number
9899-3016-5363-6892-1268

Property type

Semi-detached house

Total floor area

107 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/guidance/landlords-property-letting-energy>.

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificates/9899-3016-5363-6892-1268> 1/7