



**18 Monkmoor Road, Monkmoor,  
Shrewsbury, Shropshire, SY2 5AW**

**Monthly Rental Of £1,200**

A 3-bedroom semi-detached house in a popular location with easy access to the town centre, and link road to the A5 and M54. Accommodation includes Entrance Hall, Living Room, Dining Room, Kitchen, 3 Bedrooms and Bathroom, Driveway, Garage and Gardens. ZJ&B TENANT INFORMATION: 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 payable in advance. Rent EXCLUDES utilities and council tax.

Smoking is prohibited in the Property.



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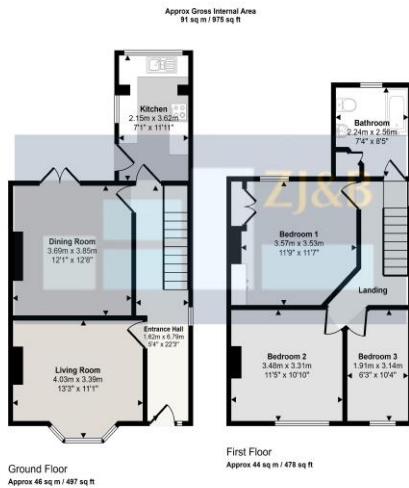


- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Bedroom 1 - Rear
- Bedroom 2 - Front
- Bedroom 3 - Front
- Bathroom
- Driveway and Garage

Council Tax Band C

Monthly Rental Of £1,200 per calendar month

Deposit - £1,384.00  
5 weeks rent



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make My Property 360.

2023/03/08, 11:43 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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## Energy performance certificate (EPC)

18 Monkmoor Road Shrewsbury SY2 5AW	Energy rating <b>E</b>	Valid until 6 March 2033
	Certificate number 2317-3427-8076-0916-0296	

Property type Semi-detached house

Total floor area 90 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/energy-ratings) <https://www.gov.uk/guidance/energy-ratings>

### Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

FLOOR PLANS FOR GUIDANCE ONLY