



## 6 Montague Walk, Copthorne, Shrewsbury, Shropshire, SY3 8GG

### Monthly Rental Of £1,300

Available at the end of April, this spacious, 3 bedroom semi detached house, located near to the hospital and well renowned schools. Accommodation includes: Hall, WC, generous Living Room, Conservatory with under floor heating, Kitchen/Breakfast Room. Upstairs, are 2 double Bedrooms both having built in wardrobes, a single Bedroom and Bathroom. Parking and Garage to the rear. GCH, DG. Enclosed rear Garden. Open aspect overlooking landscaped communal 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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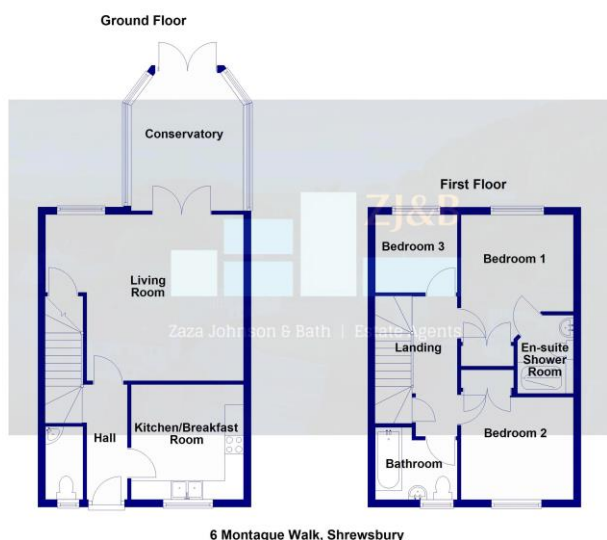


Accommodation comprises  
 Entrance Hall  
 Cloakroom/WC  
 Living Room 17' 3" x 14' 5" max (5.25m x 4.39m)  
 Conservatory 12' 0" x 9' 8" (3.65m x 2.94m)  
 Kitchen/Breakfast Room 10' 0" x 9' 10" (3.05m x 2.99m)  
 First Floor Landing  
 BBedroom 1 11' 1" x 9' 9" (3.38m x 2.97m)  
 En-suite Shower Room  
 Bedroom 2 9' 9" x 9' 0" (2.97m x 2.74m)  
 Bedroom 3 7' 2" x 6' 9" (2.18m x 2.06m)  
 Bathroom  
 Outside - Front  
 Rear Garden  
 Garage

Council Tax Band C

Monthly Rental Of £1,300  
 per calendar month

Deposit - £1,557.00  
 5 weeks rent



FLOOR PLANS FOR GUIDANCE ONLY

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### Energy performance certificate (EPC)

6 Montague Walk SY3 8GG	Energy rating <b>C</b>	Valid until 1 July 2032
	Certificate number 8039.2296.6481.2272.3515	

Property type: Semi-detached house  
 Total floor area: 80 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 [here](https://www.gov.uk/government/guidance/energy-performance-certificate-guidance) or <https://www.gov.uk/government/guidance/energy-performance-certificate-guidance>

**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.](#)