



**65 Summerhill,
Telford,
TF7 4EZ**

£850 PCM



A three bedroom terraced house situated in the popular residential area of Sutton Hill. Close to all local amenities including shops, schools, pubs and approximately 4 miles from Telford Town Centre with its road network links and railway station.

The property briefly comprises to the ground floor rear entrance leading to newly fitted kitchen/diner and reception room. To the first floor three bedrooms and bathroom with shower over and separate WC. The property benefits from various storage cupboards. Outside front fenced garden and communal parking to rear.

Gas CH. Available immediately.

Rent: £850pcm

Deposit: £980 (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)

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. Gas central heating boiler.

Broadband: Up to 1000mbps

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

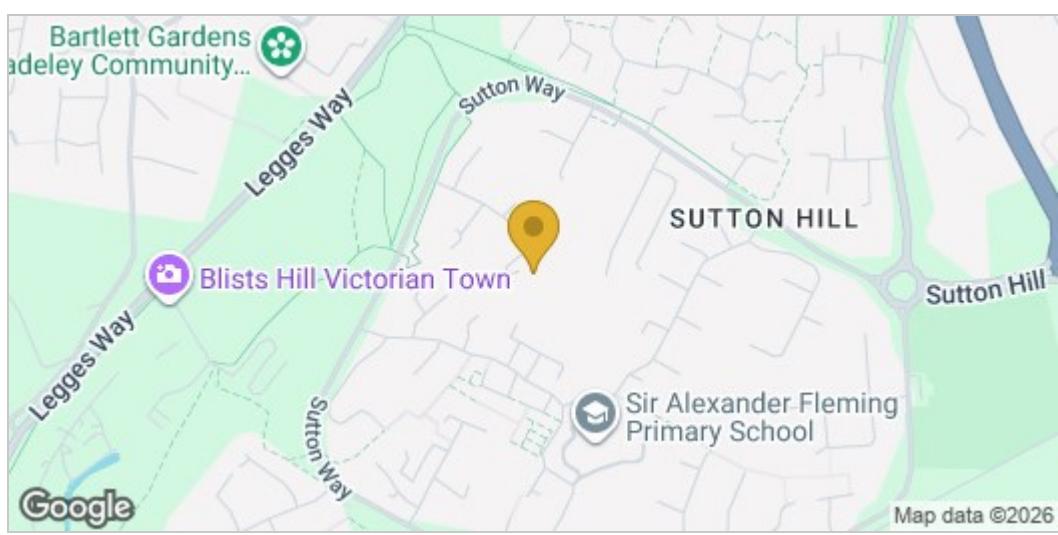
Mobile Signal/Coverage Outdoors: EE Good, Three Good, Vodafone Good, O2 Good

Parking: Communal parking to rear.

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: Coal Mining Reporting Area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	69	
(69-80) C		
(55-68) D		
(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.