







11 Kestrel Close, Newport, TF10 8QE

£1,400 Per Month

An extremely well presented and modernised, four bedroomed, detached house with integral garage and lovely conservatory addition

One of five detached houses accessed over a private shared drive off Kestrel Close, the subject property benefits from the following gas centrally heated and double glazed accommodation:-

GROUND FLOOR
Lounge
Dining kitchen and modern fitted kitchen with integrated electric double oven/grill with microwave above, four ring gas hob with filter extraction hood above, built in dishwasher and larder style fridge.
Utility room
Cloaks W/C
Conservatory off dining kitchen

FIRST FLOOR
Principal bedroom with built in triple width wardrobe, en-suite shower room
Double sized second bedroom
Single sized third and fourth bedroom
Modern family shower room

OUTSIDE
Driveway parking
Single garage
Well maintained gardens to front and rear, finished predominantly to lawn

All mains services are connected
Unfurnished

Deposit £1,615
Rent £1,400 PCM

Council Tax Band D - Telford & Wrekin Council
EPC Rating C

REFERENCES/CREDIT CHECK REQUIRED

Rental 1

Relevant Letting Fees and Tenant Protection Information:

Before the tenancy (payable to us, Tempertons, as Managing Agent):

• Payment of a refundable tenancy deposit – capped at no more than five weeks' rent

During the tenancy (payable to us, Tempertons, as Managing Agent):

• Payment of £72.00 (inclusive of VAT) if you want to change the tenancy agreement

• Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate, payment for each date that the payment is outstanding and applicable to rent which is more than 14 days overdue

• Payment of up to £50.00 (inclusive of VAT) for the reasonably incurred costs for the loss of keys / security devices

• Payment of any unpaid rent or other reasonable costs associated with your (tenants') early termination of the tenancy

During the tenancy (payable to the provider), if permitted and applicable:

• Utilities – gas, oil, electricity and water
• Communications – telephone and broadband
• Installation of cable / satellite
• Subscription to cable / satellite provider
• Television licence
• Council Tax
• Payment to the relevant contractor for any missed, pre-arranged appointments

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: We have not been made aware of any

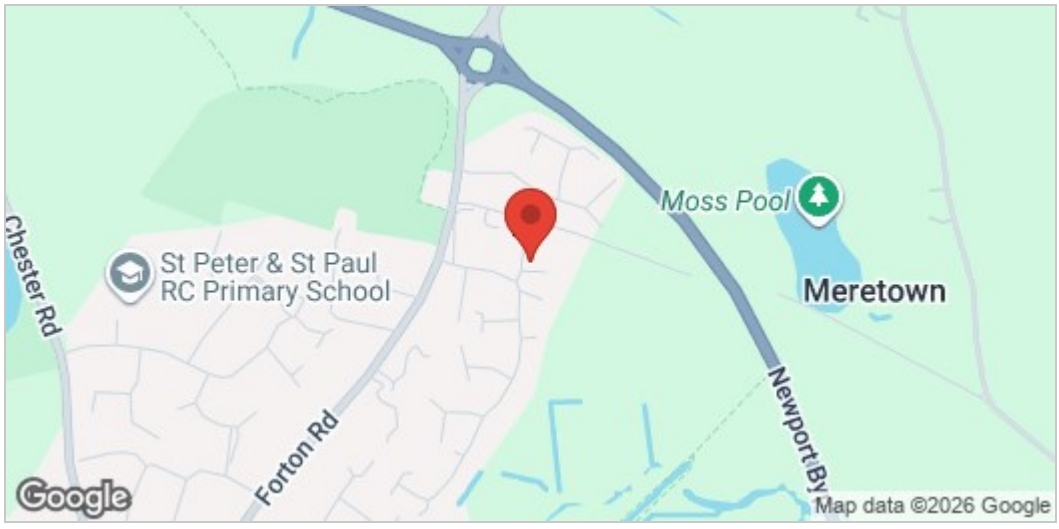
RIGHTS AND RESTRICTIONS: We have not been made aware of any

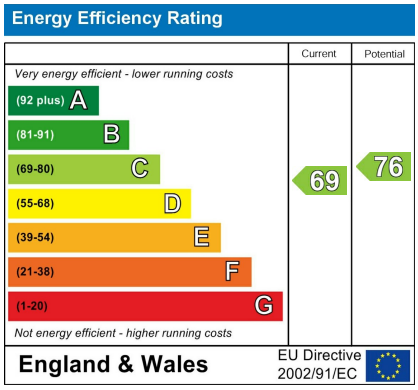
FLOODING ISSUES: We have not been made aware of any

PLANNING PERMISSIONS/DEVELOPMENTS: We have not been made aware of any

Other permitted payments:
• Any other permitted payments, not included above, under the relevant legislation, including contractual damages.

Tenant Protection:
Tempertons is a member of the RICS Client Money Protection Scheme – RICS Firm Number: 006931 (a client money protection scheme), and also a member of the TDS, Tenancy Deposit Scheme – Membership Number G03180 (a tenancy deposit protection scheme) and TPO, The Property Ombudsman – Membership Number R00520 (a redress scheme). You can find out more details on our website www.tempertons.co.uk, or by contacting us directly.





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.

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