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Trent House 26 Chetwynd End, Newport, TF10 7JE

£1,100 PCM

3 2 2 D

The entrance hall leads to two elegant reception rooms, with stairs rising to the first floor. To the right is the Lounge, featuring an original Georgian cast iron fireplace to the left is the Dining Room, also featuring an ornate cast-iron and storage cupboard.

The Dining Room flows seamlessly into the stunning Kitchen/Breakfast Room, creating a bright, contemporary space that blends modern design with period character. This impressive room features a log burner and bi-fold doors opening onto the rear courtyard garden, as well as access to a stylish shower room. Before entering the Kitchen/Breakfast Room, there is also access to the cellar.

On the first floor, the master bedroom is spacious with a cast-iron fireplace and has a charming balcony overlooking the front garden. The second bedroom includes double built in wardrobes, whilst the the third bedroom overlooks the rear courtyard garden. and a well appointed family bathroom.

Outside, there is a delightful courtyard garden to the rear, offering a peaceful and private space to relax. At the front, an iron fence and gate enclose the garden, with steps leading to a gravelled pathway bordered on both sides by mature trees, shrubs, and plants.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

Rent: £1,100pcm

Deposit: £1,269 (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: D (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: C (Telford & Wrekin Council)

Utilities: Mains electricity, water and drainage. Gas central heating boiler.

Broadband: Up to 1800mbps

Limited, Vodafone Limited

Mobile Broadband - Inside: EE Variable, O2 None, Three Limited, Vodafone Limited

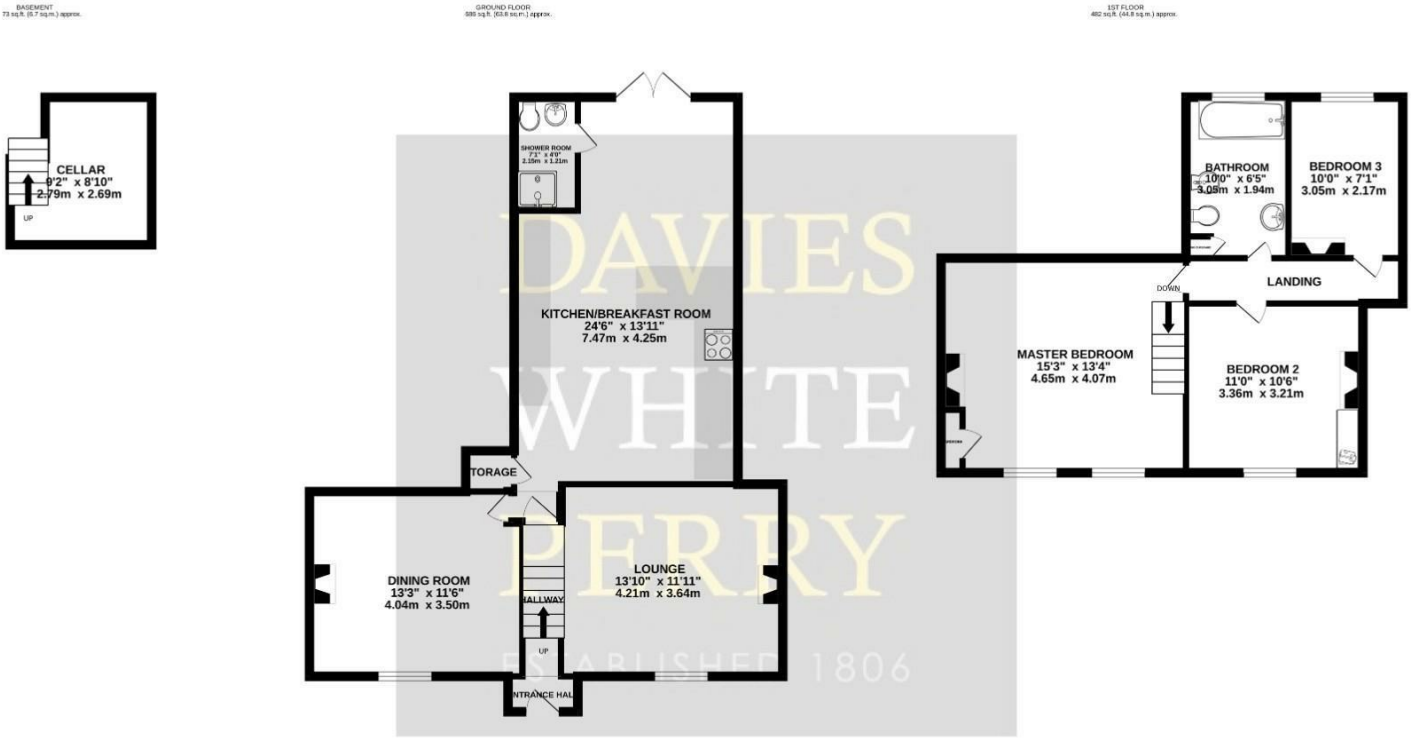
Mobile Broadband - Outside: EE Good, O2 Variable, Three Good, Vodafone Good

Parking: Off Road Parking

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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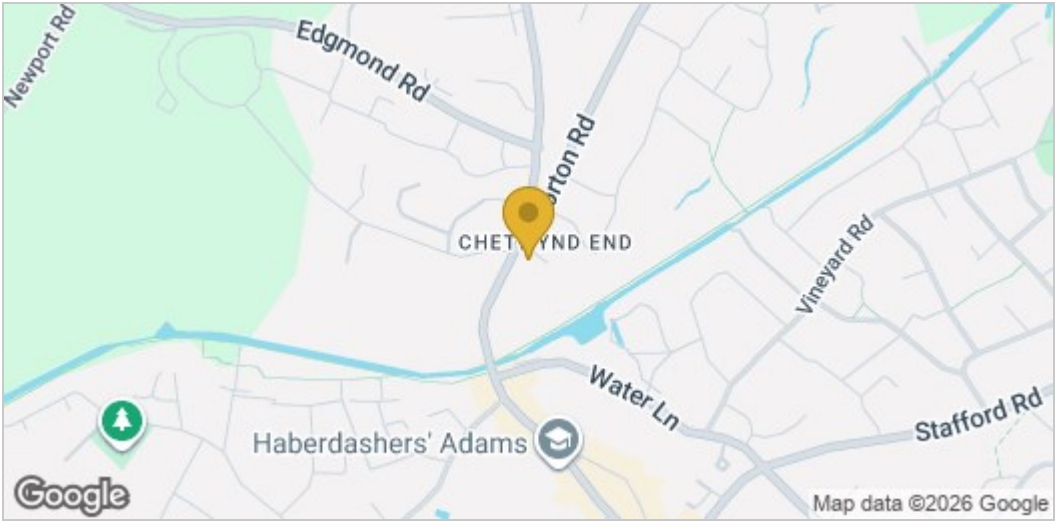

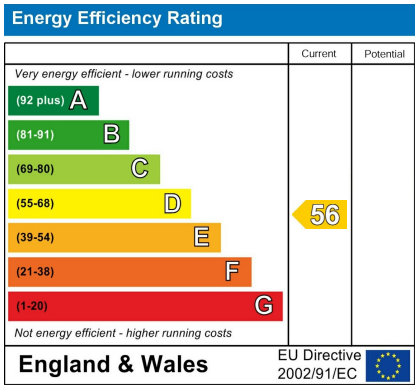

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