DAVIES WHITE PERRY

ESTABLISHED 1806

ESTATE AGENTS

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49 Mercia Drive,
Telford,
TF1 6YF

£795 PCM

2   1   2   C

A two bedroom mid terraced house well located close to amenities.

Briefly comprising of hallway, kitchen, lounge and conservatory. Stairs leading to two bedrooms and a bathroom. Gardens to front and rear.

Gas central heating. Available early March.

Rent: £795 PCM

Deposit: £917 (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 and Wrekin Council)

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 1800mbps

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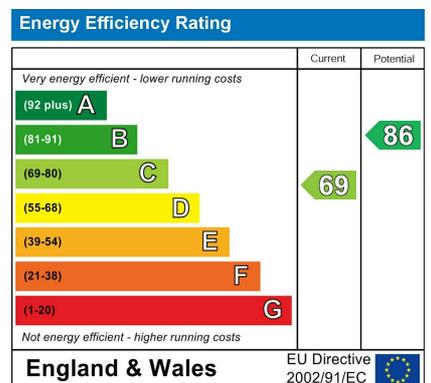
Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

Parking: No designated parking

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		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(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.