

R A B Y



1 The Warren, Upper Longwood, Eaton Constantine, Shrewsbury, SY5 6SE

1 The Warren a semi- detached property situated in the hamlet of Upper Longwood with stunning views of the landscape. It has two bedrooms, bathroom, reception room, kitchen and utility. Externally there is large lawned garden and off-road parking. The property is available to let now. Viewings by appointment with the Estate Office only and can be conducted in person or by video.

- **Semi- Detached**
- **Two Bedrooms**
- **One Reception Room**
- **Newly fitted kitchen**
- **Large Garden**
- **Off Road Parking**
- **Available immediately**



To Let: £715 per Calendar Month

Situation and Amenities

Market Town of Shrewsbury 8 miles. New Town of Telford 8 miles. The Wrekin part of Shropshire Hills AONB 3 miles. Christ Church C of E Primary, Cressage 3 miles. Buildwas Academy 4 miles. Village shops within 5 miles and Shrewsbury and Telford offer supermarkets and chain stores. Wellington Train Station 5 miles, M54 motorway junction 4 miles. Please note all distances are approximate.

Description

1 The Warren is a two bedroom semi-detached property with accommodation briefly comprising of; Ground floor an entrance hallway, Utility with sink, Kitchen which includes fitted wall and base units with fitted worktops, tiled splashbacks, stainless steel sink with mixer tap and draining board, integrated extractor hood and space for a cooker and a multi fuel stove, Reception Room with window, radiator and multi fuel stove. First floor two bedrooms and bathroom with shower over bath and towel radiator. Externally the property has a large lawn area with decking area and off road parking

Terms and Conditions

The property shall be let unfurnished and without appliances by way of an Assured Shorthold Tenancy for an initial term of 24 months at £715 per calendar month payable in advance by standing order. In addition, a deposit of £825 shall be payable prior to occupation.

References

References will be conducted by a referencing agency and the obtaining of such references is not a guarantee of acceptance.

Holding Deposit

Before your application is considered a holding deposit of £165 will need to be paid to Raby Estates. This is equivalent to one weeks rent and if your application is successful it can be used as part payment for the first month. Once the holding deposit is paid the referencing will be commenced and you will be required to provide proof of ID to conduct the right to rent check. You will be contacted directly by the referencing agency for other financial information. Once the holding deposit is paid, if you choose to withdraw from the application then the holding deposit will be retained by the Estate. If it turns out you have provided false or misleading information which leads to a failed reference or if you fail to pass any of the checks which we are required to carry out under the Immigration Act 2014 your holding deposit will be retained by the Estate. If the Estate chooses not to offer you a tenancy for reasons unconnected with the above, then your holding deposit will be returned within 7 days.

Insurance

Tenants are required to insure their own contents.

Smoking

Smoking is prohibited inside the property.

Pets

Pets shall not be kept at the property without the prior written consent of the landlord. All requests will be considered and will be subject to separate rental negotiation.

Council Tax

For Council Tax purposes the property is banded B within the Shropshire County Council authority.

Services

Mains Electricity and Water Supply, Private drainage. Oil fired central heating.

Viewings

Strictly by appointment with Raby Estates Office, 01952 740223

Particulars

Particulars written and photographs taken November 2020.

EPC

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

GDPR

In compliance with the Data Protection Act and General Protection Regulation, all personal information you provide to us is kept safe and secure, treated confidentially and is not passed to third parties for commercial purposes. Please see our website for full Privacy Policy.

For further details please see Raby FAQ's for lettings

Raby Estates Office, Uppington, TF6 5HN
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www.raby.co.uk