



**5 Lower Longwood, Eaton Constantine, Shrewsbury SY5 6RB**

Delightful three-bedroom semi-detached cottage in a rural location, ideal for commuting to Telford & Shrewsbury. 5 Lower Longwood has three bedrooms, bathroom, kitchen, sitting room with woodburning stove, cloakroom and utility. Externally there are gardens to the front and rear of the property and off-road parking. The property is available to let now. Viewings by appointment with the Raby Estate Office only, conducted in person or by video.

- **Semi-Detached**
- **Three Bedrooms**
- **Sitting Room**
- **Fitted Kitchen**
- **Utility**
- **Cloakroom**
- **Garden**
- **Off-road Parking**
- **Available immediately**



**To Let: £925 per calendar month**



## Situation and Amenities

The Wrekin, part of the Shropshire Hills Area of Outstanding Natural Beauty 4.3 miles. Market Town of Shrewsbury 8.0 miles. Telford Town Centre 9.4 miles. Christ Church Primary School, Sheinton Road, Cressage, Shrewsbury SY5 6DH 2 miles. Buildwas Academy, Elementary School, Buildwas Road, Buildwas, TF8 7DA 3.6 miles.

Village shops within 3 miles and Shrewsbury and Telford offer supermarkets and chain stores. Wellington Train Station 8.7 miles, M54 motorway junction 7.4 miles. Please note all distances are approximate.

## Description

5 Lower Longwood is a three-bedroom semi-detached property with accommodation briefly comprising of; ground floor entrance, sitting room with wood burning stove, fitted kitchen with fitted worktops, tiled splashbacks, stainless steel sink with mixer tap and draining board, extractor fan and space for a cooker, utility with sink, cloakroom. First floor comprises three bedrooms, bathroom with overhead shower. Externally the property has lawned areas to the front and rear of the property 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 £925 per calendar month payable in advance by standing order. In addition, a deposit of £1067 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 £213 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 that 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, private sewage, and mains water. Oil fired central heating.

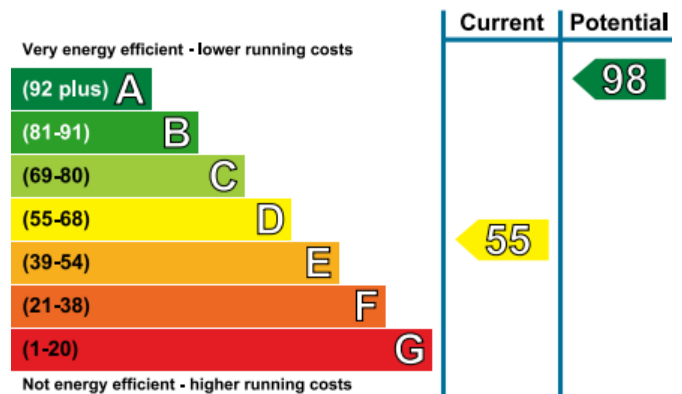
## Viewings

Strictly by appointment with Raby Estates Office, 01952 740223

## Particulars

Particulars written and photographs taken September 2021.

## EPC



## 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 FAQs for lettings

Raby Estates Office, Uppington, TF6 5HN  
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[www.raby.co.uk](http://www.raby.co.uk)