



**Available to Let - £2250 per calendar month**

**Dryton Lodge**

**Lower Dryton, Wroxeter, Shrewsbury, SY5 6PR**

**R A B Y**



- New build in Lower Dryton, Wroxeter
- Commanding views of the countryside
- Finished to a high standard throughout

- Kitchen, 2 reception rooms, utility, 4 bedrooms, 2 ensuite, bathroom and downstairs cloakroom.
- External outbuilding, large driveway and spacious garden

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## Location

Situated in Lower Dryton with stunning views of the beautiful Shropshire countryside. Nearby beauty spots include The Wrekin, Wenlock Edge and the Clee Hills. Located approximately 9 miles from Telford Town Centre and 8.6 miles from Shrewsbury Market Town. Main train stations can be found at Wellington, Telford and Shrewsbury with the M54 close by.

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## Description

The property comprises of a kitchen, utility, 2 reception rooms, 4 bedrooms, 2 ensuite, family bathroom and downstairs cloakroom. Externally there is an outbuilding, large driveway and spacious garden.

## Terms & Conditions

The property will be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 24 months at £2250.00 per calendar month payable in advance by standing order. In addition, a deposit of £2596.00 shall be payable before occupation. Insurance - tenants are required to insure their own contents. Smoking is prohibited inside the property. Pets shall not be kept at the property without prior consent of the landlord. All requests will be considered and will be subject to negotiation.

## References

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

## Local Authority

Shropshire Council

## Council Tax

Awaiting council tax branding

## Holding Deposit

Before your application is considered a holding deposit of £519.00 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.

## Services

Air Source Heat Pump, underfloor heating downstairs and radiators upstairs, septic tank, electric, water supplied by Severn Trent.

## Viewings

Strictly by appointment with Raby Estates, 01952 740223

## Particulars

Particulars and photographs produced in August 2022

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For further information please  
contact us using the details below.

**Phone**

01952 740223

**Email**

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**Website**

www.raby.co.uk

These particulars have been prepared as a guide only and whilst every care has been taken in their preparation, complete accuracy cannot be guaranteed. They do not form any part of an offer or contract. All photographs and plans are for illustrative purposes only. Mention of any fittings, fixtures or descriptions of layout should be taken in good faith but no guarantee can be given as to the accuracy, validity or that fixtures and fittings are in full working order. Any queries should be raised with Raby Estates prior to, during or after inspections before being relied upon. All dimensions, distances and any plans are for reference purposes only and should not be relied upon without being checked. Raby Estates accepts no responsibility for inaccuracies or variations that these particulars may contain.

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