



**24 Beechfields Way,  
Newport,  
TF10 8QA**

**£1,200 PCM**



A detached family home situated in the popular residential area of Newport, approximately 1.5 miles from the centre and all its amenities.

The property briefly comprises to the ground floor entrance porch, hallway, living room with open plan archway into dining room, conservatory, kitchen and WC. To the first floor landing, master bedroom with en-suite, two further bedrooms and family bathroom. Outside front and rear gardens, driveway parking for two cars and a single integral garage.

An internal viewing is highly recommended.

Gas CH. Available mid January.

Rent: £1,200pcm

Deposit: £1,384.61 (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:** D (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 1000mbps

**Mobile Signal/Coverage Indoors:** EE Variable, O2 None, Three Limited, Vodafone Limited

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

**Parking:** Private driveway and single integral garage

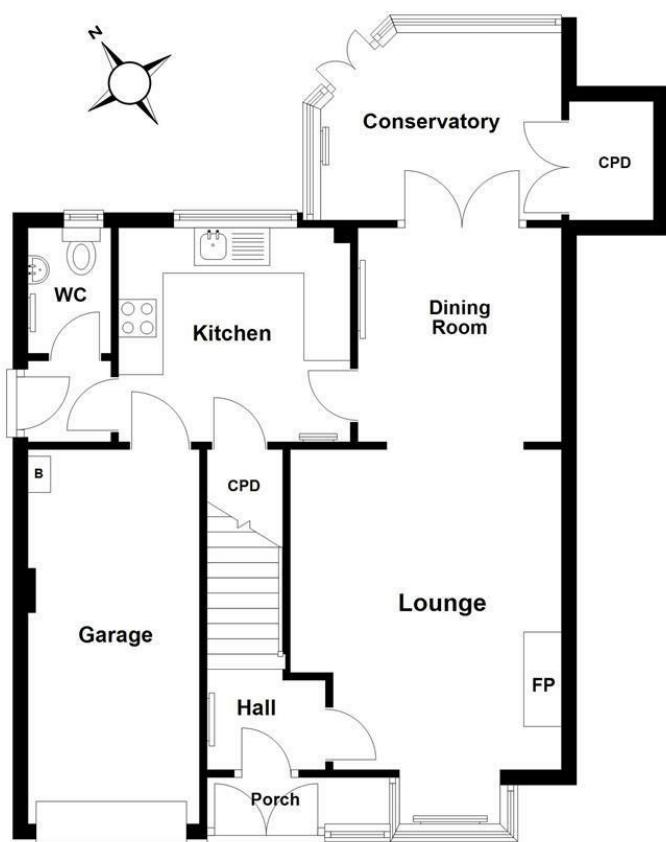
**Flood Risk:** Rivers & Seas – No risk

**Coastal Erosion Risk:** None in this area

**Coalfield or Mining Area:** None in this area

### Ground Floor

Approx. 53.0 sq. metres (569.9 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)

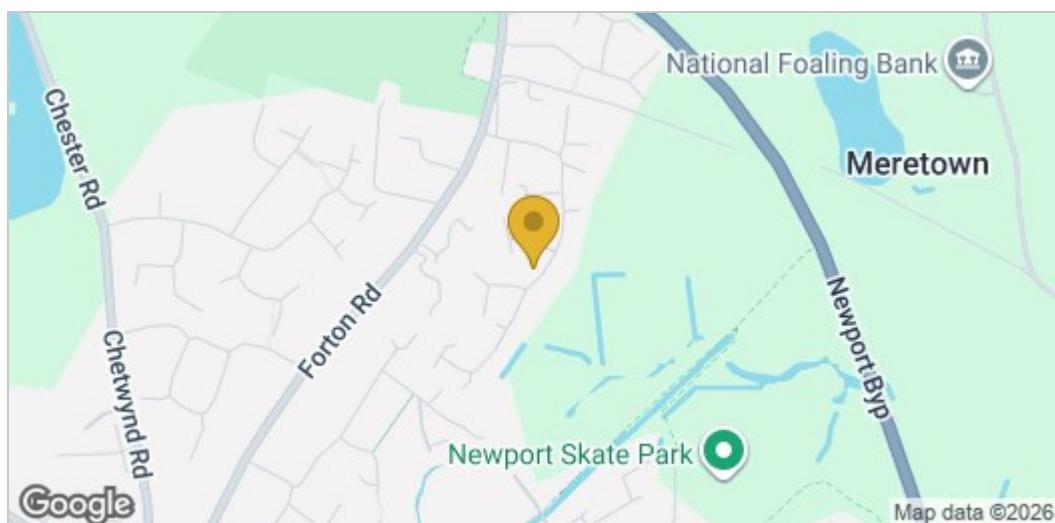


Total area: approx. 96.5 sq. metres (1038.9 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.

Plan produced using PlanUp.

### 24 Beechfields Way, Newport



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	
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.