

Roger Parry & Partners

70 Sugar Beet Avenue, Allscott, Telford, TF6 5FG





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£995

A superb two bedroom semi-detached home situated on the sought after Allscott Meads development. The property offers generous living accommodation, a modern fitted kitchen, convenient downstairs cloakroom, two well proportioned bedrooms and a family bathroom.













The accommodation briefly comprises: Living room, modern kitchen/diner, downstairs cloakroom with WC, two good sized bedrooms and a family bathroom. There is an enclosed garden to the rear of the property.

Available from 19th October. EPC Rating B.

£995 pcm Rent
£1,140 Tenancy Deposit
£220 Holding Deposit

Living Room
14'2" x 13'5" (4.34 x 4.11)

Kitchen
10'5" x 9'8" (3.18 x 2.97)

Bedroom One
13'5" x 10'5" (4.11 x 3.18)

Bedroom Two
13'5" x 8'3" (4.11 x 2.52)

Bathroom
9'6" x 5'1" (2.91 x 1.57)

EPC Rating B
For a full copy of the Energy Performance Certificate please contact agents

Council Tax Bad B
Telford & Wrekin Council

Viewings
By appointment only through Roger Parry & Partners

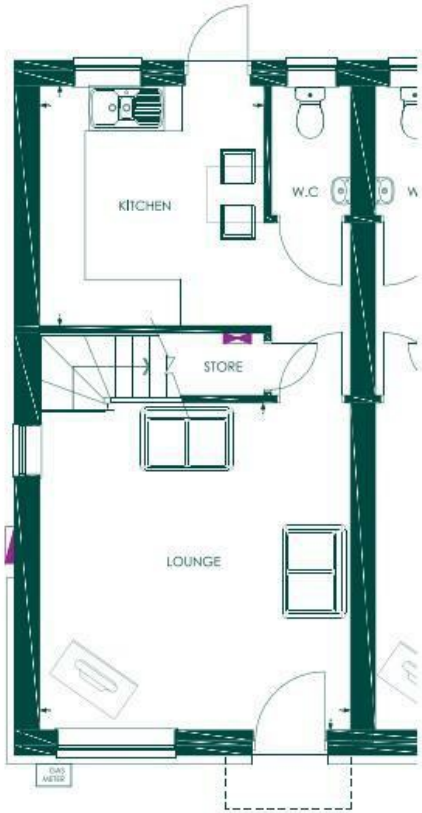
Assured Periodic Tenancy (APT)

Measurements
All measurements mentioned in these letting particulars are approximate

Tenancy Deposit
Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Holding Deposit
PLEASE READ: Upon your application being accepted by the landlord you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:
•If you decide not to proceed with the tenancy during the 15-day period
•If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
•If you provide false or misleading information as part of your application
•England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)
In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.
If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.
If you are offered a tenancy and you accept it, the holding deposit will be credited towards the first month's rent or deposit if both the landlord and tenant are in agreement.
Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.
By submitting your application, you agree to pay any such permitted fees if they become due.

Floor Plan
(not to scale - for identification purposes only)





THE GROUND FLOOR

Lounge: 4340 x 4110 mm
Kitchen: 3180 x 2970 mm

THE FIRST FLOOR

Bedroom 01: 4110 x 3180 mm
Bedroom 02: 4110 x 2520 mm
Bathroom: 2910 x 1570 mm

General Services:

Local Authority:
Council Tax Band: B
EPC Rating: B
Tenure:
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.