



**40 The Smithfields,  
Shropshire,  
TF10 7SS**

**£725 PCM**

Centrally situated, first floor flat with private entrance. Benefited from parking.

Comprising of open plan living, kitchen, two double bedroom, spacious landing and bathroom with shower, Gas fired CH, new flooring throughout.

Available beginning of January 2025.

Rent: £725pcm

Deposit: £836.53 (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: A (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 80mbps

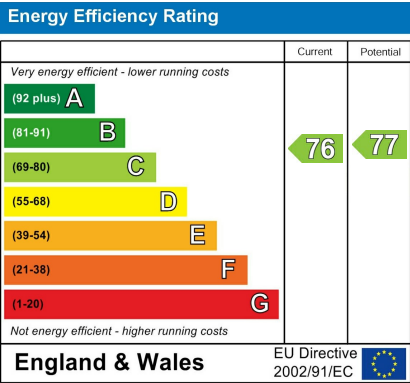
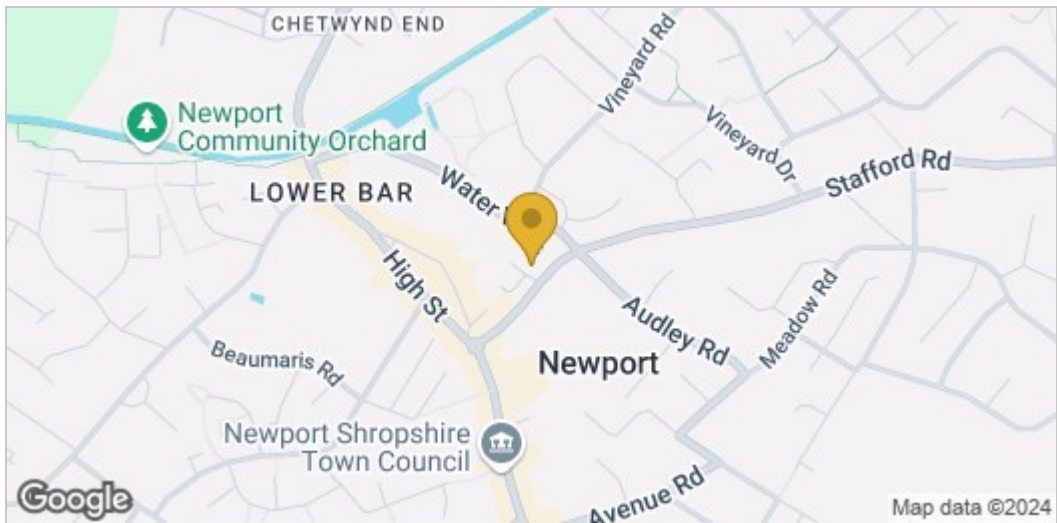
Mobile Signal/Coverage: EE Likely / O2 Limited / Three Limited / Vodafone Likely

Parking: Allocated parking space

Flood Risk: Rivers & Seas – No risk

Costal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.