



3 Fairfield, Yorton Heath
Shrewsbury, SY4 3HA
£1,350 PCM

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MONK



Description

*** IMPRESSIVE 4 BEDROOM HOME WITH LOVELY RURAL ASPECT ***

Occupying a lovely rural position, this extended and improved Four Bedroom Property offers spacious accommodation arranged over 3 levels, furthermore the property enjoys Fine Open Views overlooking the North Shropshire Countryside and has Gas Fired Central Heating, Double Garage / Workshop. Reception Hall with Patterned Floor, Living Room, Dining Room, Utility Room, Ground Floor WC, Study, First Floor - 3 Bedrooms and Principle Bathroom. Second Floor - Bedroom, Further Bathroom, Outside there are lovely gardens, double garage and storage. Viewing Recommended.

IMPORTANT NOTICE

Information for tenants:

Rent: £1350 per calendar month

Deposit: £1557 Monks have considered that the deposit for this property is Equivalent to 5 weeks rent

Holding Deposit: £311 Equivalent to 1 Weeks Rent

Council Tax Band: B Please confirm the Council Tax band via Shropshire Council

Term: Assured Shorthold Tenancy for a minimum period of 6 months

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available



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 **RICS**
Tel: 01743 361422
Fax: #



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94	
(81-91)	B	72	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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