

Town & Country

Estate & Letting Agents



20 Ifton Fields, St Martins, SY11 3LU

£775 Per Month

Nestled in the charming area of Ifton Fields, St Martins, this delightful mid-terrace house is now available to let. Offering a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and light, ensuring a pleasant living experience.

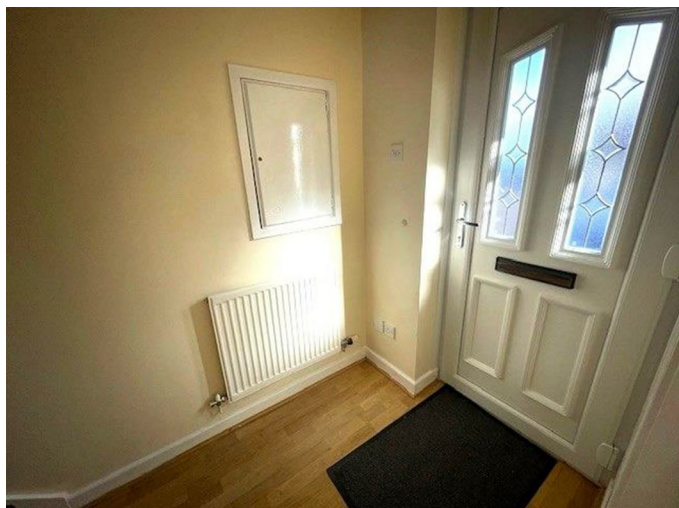
The property boasts a modern bathroom, equipped with essential amenities to cater to your daily needs. The kitchen area is functional and well-appointed, providing ample space for meal preparation and dining.

One of the standout features of this home is the parking provision for two vehicles.

This property is well-connected to local amenities and transport links, making it easy to access nearby towns and cities. Whether you are looking to enjoy the serene surroundings or explore the vibrant community, this location offers the best of both worlds.

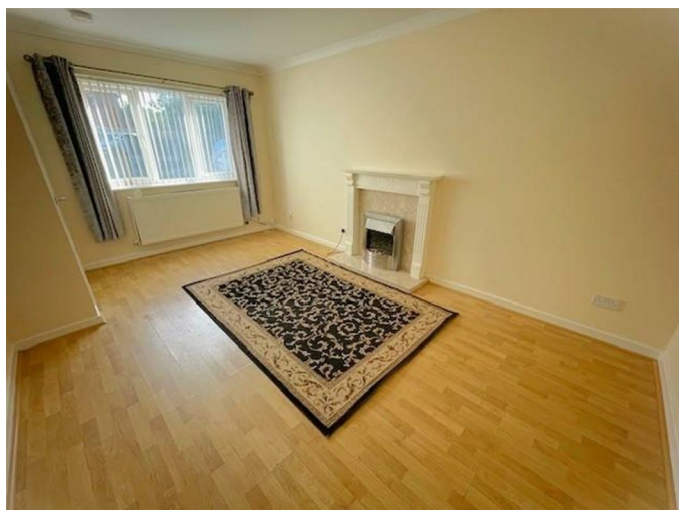
Do not miss the chance to make this lovely property your new home.

Entrance Hall



With part glazed door to the front, laminate wood effect flooring, stairs leading off to the first floor accommodation and radiator.

Lounge 15'10" x 10'4" (4.83 x 3.15)



With Upvc glazed window to the front, part glazed door to the rear, television point, telephone point, feature fireplace with marble style hearth, electric fire, wood effect laminate flooring, under-stair storage and radiator.

Kitchen/Dining Room



With window and part glazed to the rear, base and wall unit, wall mounted boiler, stainless steel sink and drainer unit with mixer tap, space and plumbing

for appliances, splash back, electric oven, gas hob, tiled floors and radiator.

Additional Photo



First Floor Landing



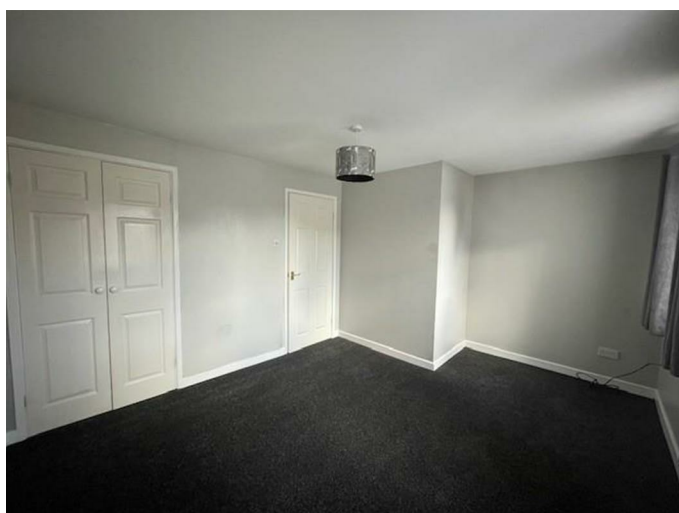
With loft access and storage cupboard.

Bedroom One

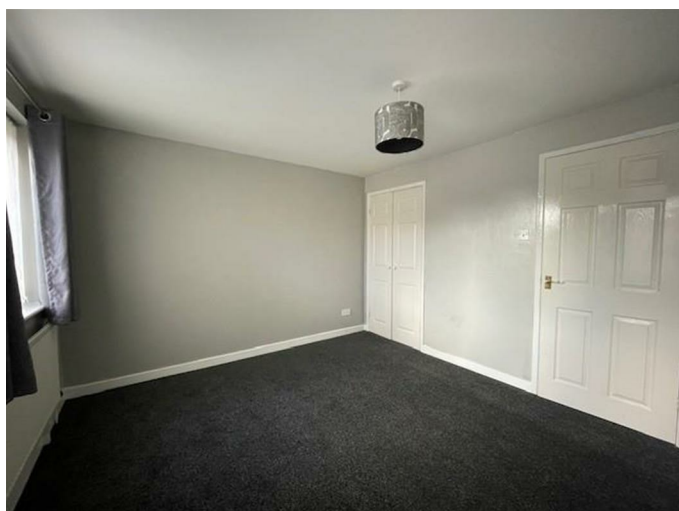


With window to the front, build in wardrobe and radiator

Additional photo



Additional Photo



Bedroom Two



With window to the rear, build in wardrobe and radiator

Additional Photo



Bathroom 6'8" x 5'5" (2.03 x 1.65)



With Upvc glazed window to the rear, three piece white suite comprising, wash hand basin, low level W/C, panel bath with Triton shower over, shower screen, tiled walls, tiled floor, radiator.

Front Garden

With off road parking for two vehicles.

Rear Garden



With decking and patio area, shed, outside tap and outside light.

Hours Of Business

Monday - Friday - 9.00 - 5.00

Saturday - 9.00 - 2.00

Tenant Information

Information for tenants:

Rent: £775.00 per calendar month

Deposit: £775.00 Equivalent to 1 Months Rent

Council Tax Band: B (Shropshire Council)

Term: Assured Periodic Tenancies

Measurements: All measurements are approximate
Services: We are advised that mains water, gas and electric are available

Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s):
Tenants are liable to the actual cost of replacing any

lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour (+ VAT) for the time taken replacing lost key(s) or other security device(s).

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com -
VERY COMPETITIVE FEES FOR SELLING.

Viewing

To view please complete an interest to view form through Rightmove,

Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party, therefore completing the interest to view form does not guarantee a viewing.

Additional Information

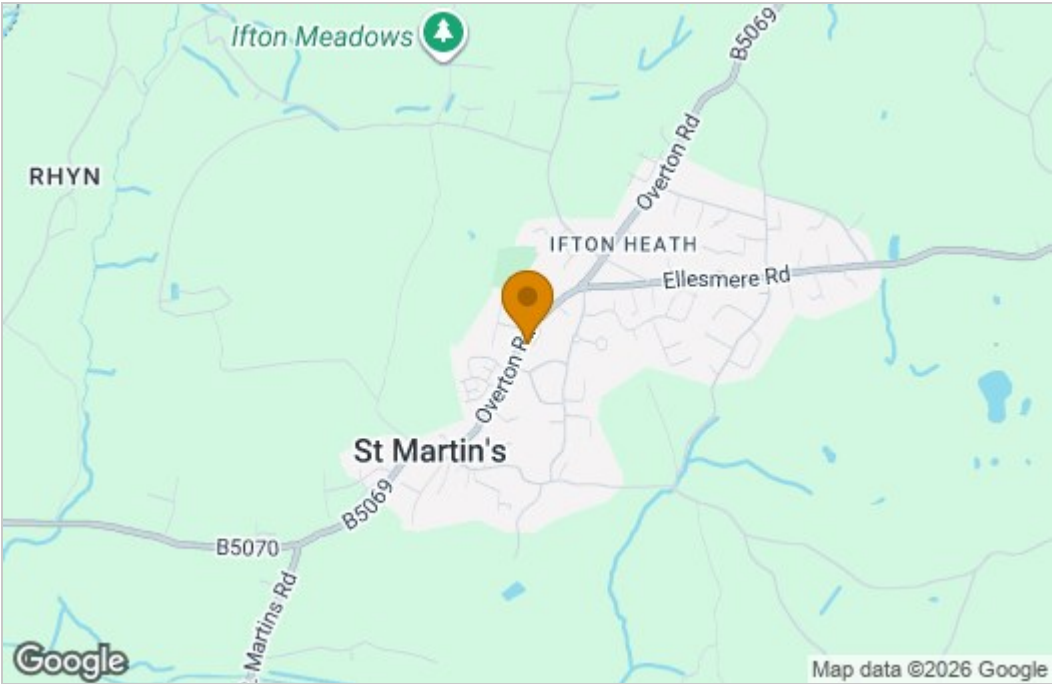
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most 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.

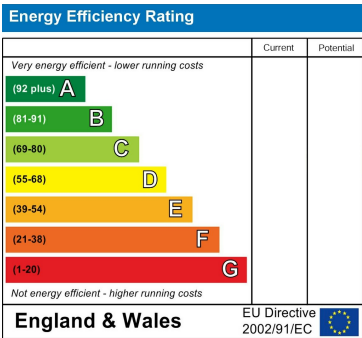
"Photographs in this brochure have been digitally optimized for brightness and virtually staged with decorative items (such as plants) to show the property's potential. These enhancements do not alter permanent structural features, fixtures, or fittings. Prospective tenants are advised to verify all details during a physical viewing.

Floor Plan

Area Map



Energy Efficiency Graph



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