

# GPS Telford

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## 36 Dudmaston

, Hollinswood, Telford, TF3 2DG

# Rental £450 pcm

Room in 1 bedroom House Share available 06 April 2025

53-55 Ketley Park Road, Telford, , TF1 5BF

## 01952 603911

**Opening Times**

Mon 09.00 - 18.00; Tues 09.00 - 18.00

Wed 09.00 - 18.00; Thurs 09.00 - 18.00

Fri 09.00 - 18.00; Sat 09.00 - 18.00; Sun Closed

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\* Furnished

## Situation

A well appointed room with En-suite facilities, to let in this fantastic house located in Hollinswood. A 15 minute walk to key locations, such as TELFORD TOWN CENTRE the new SOUTH WATER DEVELOPMENT, CAPGEMINI, WINDSOR HOUSE, THOMAS TELFORD SCHOOL, TELFORD UNI, STAFFORD PARK, HALESFIELD to name but a few. All inclusive living, so your monthly rent includes: all the utilities. The communal areas are cleaned regularly. Rooms are presented to a high standard for your comfort. All you'd need to move in is your bedding and your belongings! This room provides superb living accommodation as follows for your comfort: • QUIET and PEACEFUL house in cul-de-sac position • ALL ROOMS EN SUITE...nobody shares a toilet or shower here • PRIME TOWN CENTRE LOCATION, 10 min walk to centre or 2 min walk to bus stop • LUXURY storage BEDS with memory foam mattress...as your comfort is important. • SUPER 250MB fibre optic broadband • Hotel specification HIGH TECH SHOWERS and HEATING SYSTEM...so everyone can have a hot shower at the same time • GOOD PARKING • Digital Free view TV point in each room • TV in shared living / dining room. Fully fitted kitchen has everything for your catering needs • SUPERB FITTED kitchen with 2 large fridge freezers, oven, dedicated large cupboard for Property Ref: inst-1562

All measurements are approximate.

## Directions

Ref from Ian Williamson

## Further Information

The deposit required is £250

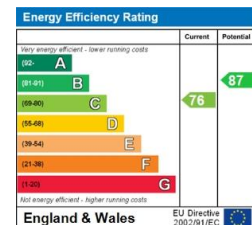
The bills included in the rent are Council Tax / Rates, Electricity, Gas and Water

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

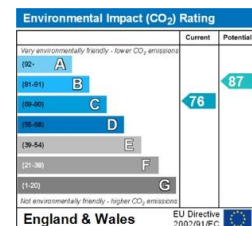
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Creation Date: 10/03/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © GPS Property Shropshire Ltd., 2025. GPS Property Shropshire Ltd Registered in England No. 383094