

# Courtney Downing

## ESTATES



Crystal Drive, Lightmoor  
Village, Telford, TF4  
3FT  
£1,300 pcm

- Three-bedroom detached home in Lightmoor Village, Telford
- Quiet residential location with a village feel
- Downstairs WC and en suite to the main bedroom
- Large rear garden ideal for outdoor space
- Driveway providing off-road parking
- Available to rent from March

- Downstairs wc
- En-suite Shower
- Garden
- Long Term Let
- Off-street parking

## Energy Efficiency Rating

|                                                                       | Current   | Potential                                                                                                     |
|-----------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92+) A</b>  |           | <b>95</b>                                                                                                     |
| <b>(81-91) B</b>                                                      | <b>83</b> |                                                                                                               |
| <b>(69-80) C</b>                                                      |           |                                                                                                               |
| <b>(55-68) D</b>                                                      |           |                                                                                                               |
| <b>(39-54) E</b>                                                      |           |                                                                                                               |
| <b>(21-38) F</b>                                                      |           |                                                                                                               |
| <b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i> |           |                                                                                                               |
| <b>England &amp; Wales</b>                                            |           | EU Directive 2002/91/EC  |

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.

|                        |                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------|
| Viewing                | Strictly by appointment with Courtney Downing Estates Ltd - Head                            |
| Reference              | Office Telephone 07792936415<br>RL0115<br>Council Tax Band: C                               |
| Additional Information | Deposit: £1,300<br>Parking options: Driveway<br>Garden details: Private Garden, Rear Garden |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.