

Town & Country

Estate & Letting Agents



14 Oak Street, Oswestry, SY11 1LJ

£850 Per Month

****Available From Mid July**** Located on Oak Street in Oswestry, this newly renovated mid-terrace house offers a perfect blend of modern living and classic character. Spanning an impressive 797 square feet, this property features three adequate sized bedrooms, making it an ideal choice for families or professionals seeking a comfortable home.

Upon entering, you are welcomed into an open plan lounge / dining area, which creates a spacious and inviting atmosphere perfect for both relaxation and entertaining. The ground floor bathroom adds to the convenience of the layout, ensuring that all essential amenities are easily accessible.

The property boasts a low maintenance graveled back yard, providing an outdoor space that is perfect for enjoying the fresh air without the burden of extensive gardening. This feature is particularly appealing for those with a busy lifestyle or those who prefer a more manageable outdoor area.

This three-bedroom mid-terrace house is perfect for anyone looking to rent close to the town centre.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Take the first turning on the left into Oak Street where the property will be found on the left hand side.

Open plan lounge / dining area 11'8" x 23'1"
(3.56m x 7.06m)



With a window to the front, two radiators, a window to the rear, stairs off to the first floor, newly fitted grey carpets with Oak door leading to ground floor bathroom with oak door to the leading kitchen.

Additional Photo



Ground Floor Bathroom 6.2x7.8
(1.83m.0.61mx2.13m.2.44m)



With a frosted upvc double glazed window to the rear, Newly fitted modern shower cubicle wall mounted wash hand basin with mixer taps, W/C, extractor fan, and newly fitted tile effect vinyl tiled flooring.

Additional Photo



Bedroom One 11'10" 11'8" (3.61m 3.56m)



Kitchen 7'11" x 6'9" (2.42m x 2.07m)



Newly fitted kitchen with modern white base and wall units with grey marble effect work surfaces over, stainless steel double sink with a mixer tap, Gas boiler, a window to the rear, free standing electric hob cooker, Tiled effect vinyl flooring and part glazed door leading to the rear garden.

Landing

Having a loft hatch and doors off to the bedrooms.

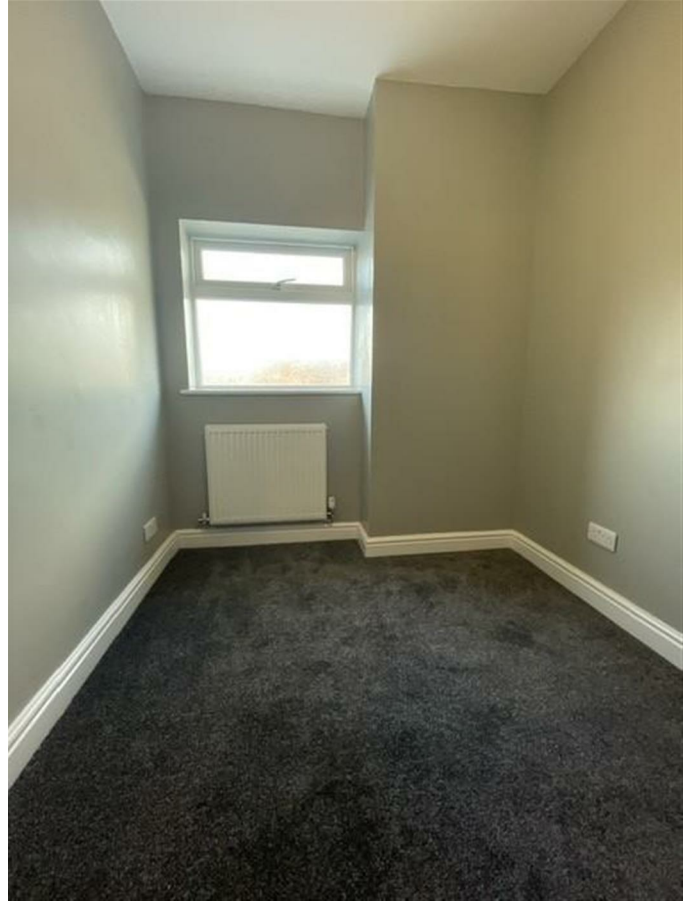
With a window to the front and a radiator. Newly fitted grey carpet and freshly painted grey walls.

Bedroom Two 8'9" x 10'11" (2.69m x 3.33m)



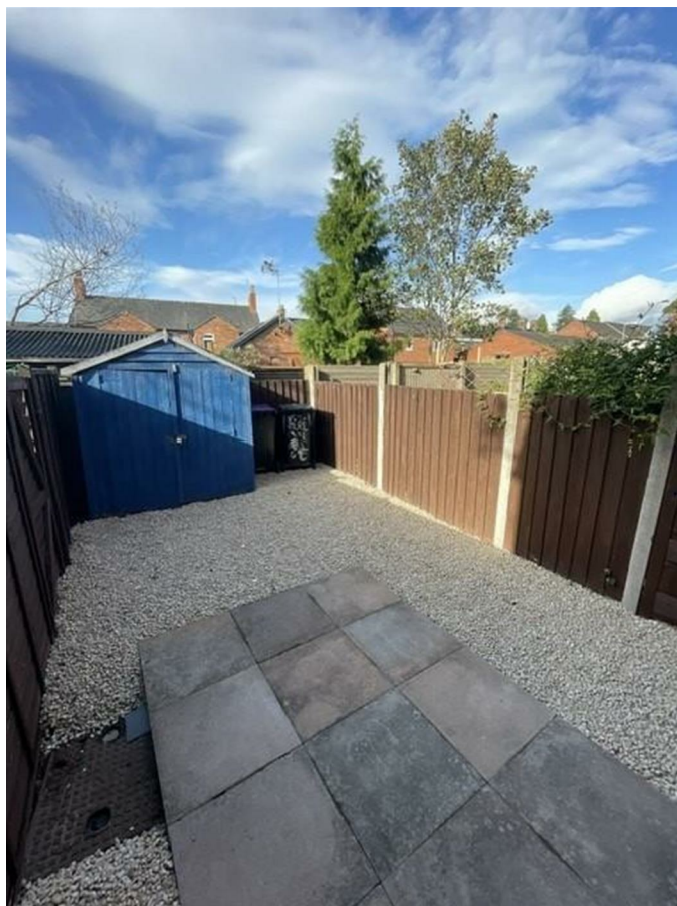
Newly fitted grey carpet and freshly painted grey walls, window to the rear, Radiator, two built in cupboards and oak door leading to the third bedroom.

Bedroom 3



Leading through from bedroom two with UPVC double glazed window and radiator, Newly fitted grey carpets with grey freshly painted walls

Rear Garden



The low maintenance rear garden has a paved and gravelled area and garden shed with fence panelling.

Town and Country Services

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.

To Book a 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.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Services

The agents have not tested the appliances listed in the particulars.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

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 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.

Tenant Information / Fees

Information for tenants:

Rent: £850.00 per calendar month

Deposit: £850.00 Equivalent to 1 Months Rent

Council Tax Band: A (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

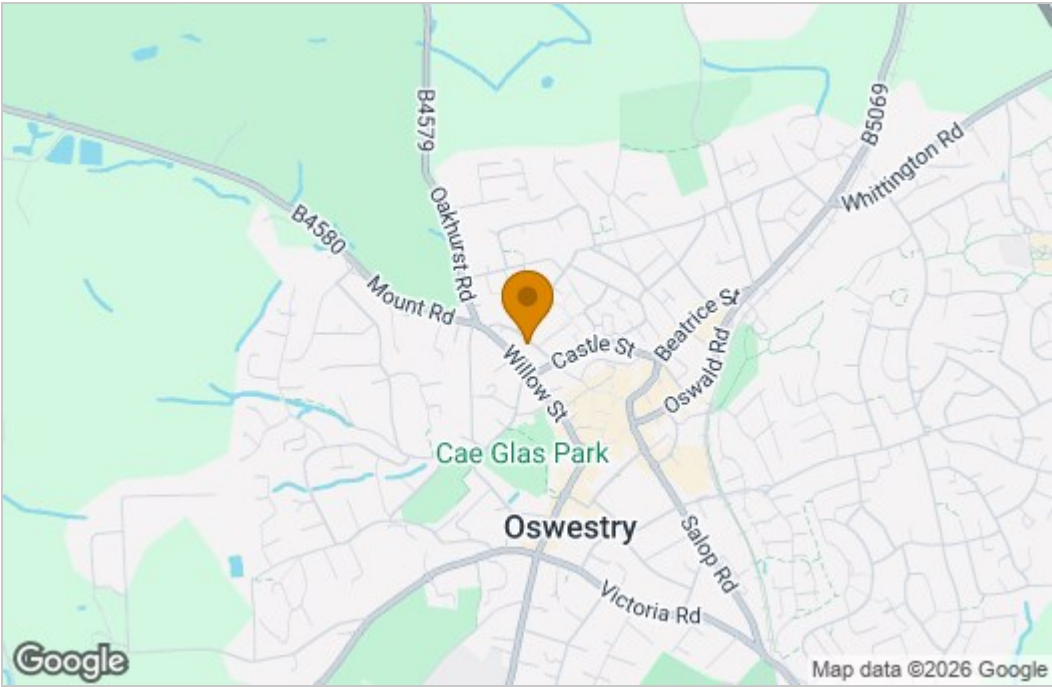
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new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

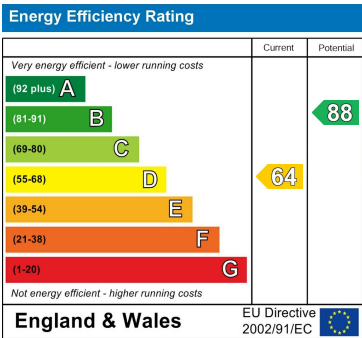
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

Floor Plan

Area Map



Energy Efficiency Graph



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

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk