Town & Country

Estate & Letting Agents

2 Willow Close, St Martins, SY11 3EH

£925 Per Month

Available Early November Town and Country Oswestry are pleased to offer to the rental market this IMMACULATE, MODERNISED THREE BEDROOM FAMILY HOME in the village of St Martins. Accommodation comprises Hallway, Lounge, Kitchen/Diner, Conservatory, Three Bedrooms and Family Bathroom. Front garden with OFF ROAD PARKNG and FULLY ENCLOSED REAR GARDEN. FRESHLY DECORATED THROUGHOUT,GAS CENTRAL HEATING SYSTEM. All rentals require one months rent in advance and one months rent as a deposit. Reference and credit checks will be carried out on every Applicant and Guarantor wanting to be named on the contract.

Directions

From our Oswestry office take the A5 towards Wrexham, upon reaching the Gledrid roundabout, follow the road for St Martins. Continue through the village until reaching the mini roundabout, take the third exit off and then take the next left onto Cherry Tree Drive. Turn left into Willow Close. The property will be observed on the right as indicated by ourTo Let board.

Accommodation Comprises

Lounge 14'2" x 11'11" (4.32 x 3.63)

Having a bow window to the front, radiator, TV point and a part glazed door to the kitchen.

Additional Photo

Kitchen/Dining Room 15'2" x 9'5" (4.62 x 2.87)

Having A STUNNING KITCHEN BOASTING gloss white base and wall kitchen units with contrasting work surfaces over , stainless steel single sink with drainer and mixer tap, Lamona electric cooker, gas hob, chimney extractor fan, Worcester combination boiler, modern gloss splash back with glass splash back behind the hob, plumbing for a washing machine, laminate flooring, radiator and a window to the rear. A door leads through to the conservatory.

Additional Photo.

Conservatory

With a dwarf wall, laminated flooring, radiator, wall light and a UPVC door to the side.

Landing

Having doors to all bedrooms, airing cupboard with shelving and access to the loft.

Bedroom One 13'0" x 8'3" (3.96 x 2.51)

With a window to the front and a radiator.

Bedroom Two + recess for wardrobe 11'1" x 8'6" (3.39 x 2.59)

With a window to the rear and a radiator.

Bedroom Three 7'7" x 6'8" (2.3 x 2.03)

With a window to the front and a radiator.

Bathroom

Having a fitted suite comprising WC, wash hand basin and panelled bath with shower screen, mixer tap and shower attachment over the bath. Part tiled walls, tile effect vinyl flooring, heated towel rail, extractor fan, electric wall heater and a window to the rear.

Front Garden

The front garden is lawned with an archway and gate leading to the rear gardens. There is outside lighting and off-road parking.

Rear Garden

The side area is concreted and provides a patio and seating area. There is a lawn beyond with sun trap patio and the garden is fully enclosed.

Hours of Business

Monday - Friday - 9.00 - 5.00
Saturday - 9.00 - 2.00

Viewing

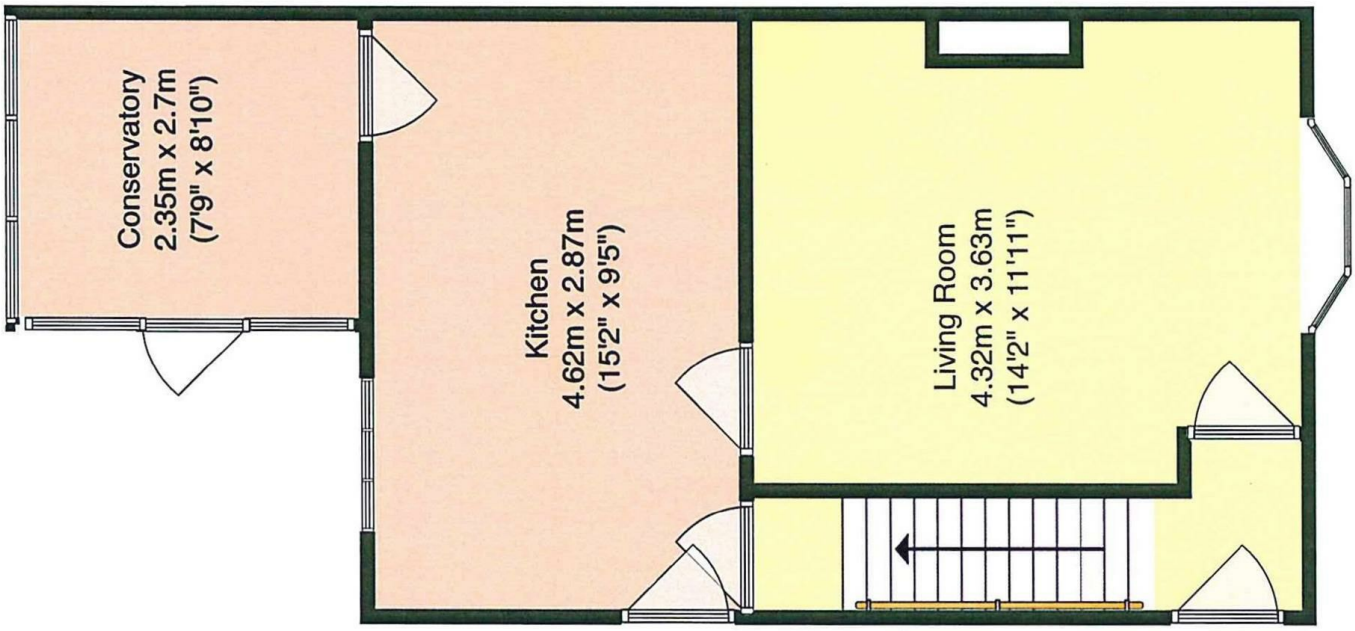
To view please complete an interest to view form through Rightmove,
Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party , therefore completing the interest to view form does not guarantee a viewing.

Information for tenants:
Rent: £925.00 per calendar month
Deposit: £925.00 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.

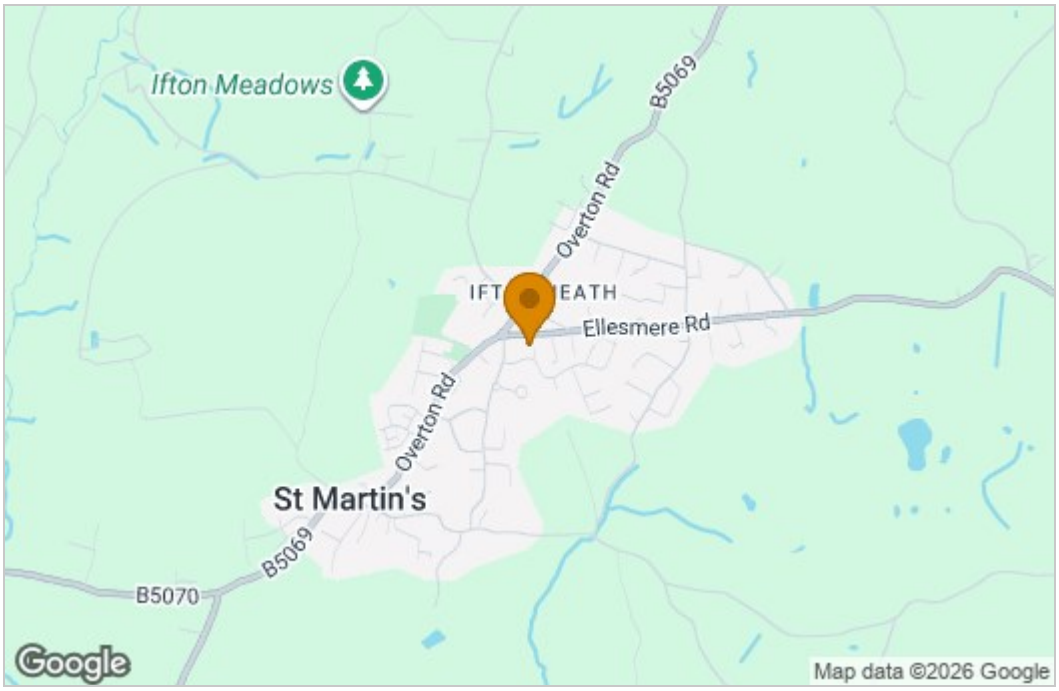
Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons 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.

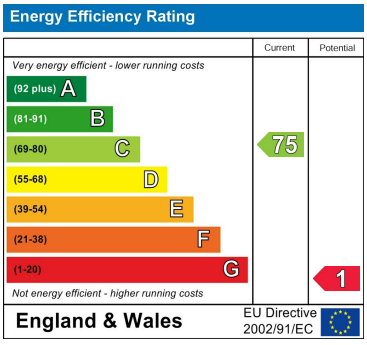
Floor Plan



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.

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