Town & Country
Estate & Letting Agents

22 Benjamin Road, Wrexham, LL13 8EE

£850 PCM

Nestled on the outskirts of Wrexham, this charming terraced home on Benjamin Road offers a delightful blend of rustic character and modern living. With two spacious reception rooms, this property provides ample space for relaxation and entertaining. The two well-appointed bedrooms are perfect for a small family or professionals seeking a comfortable home.

The property features a well-designed bathroom, ensuring convenience for daily routines. One of the standout features of this home is the enclosed garden, providing a private outdoor space for gardening, leisure, or simply enjoying the fresh air.

Situated within walking distance to local shops, this location offers the perfect balance of tranquillity and accessibility. Residents can enjoy the peaceful surroundings while still having essential amenities close at hand.

To secure this property, all applicants must undergo reference and credit checks. This applies to every applicant and guarantor wishing to be named on the contract.

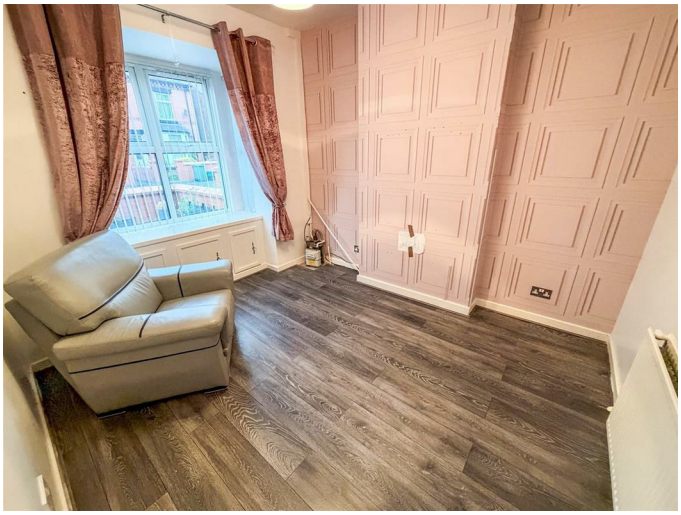
Don't miss the chance to make this lovely property your new home.

Directions

Accommodation Comprises

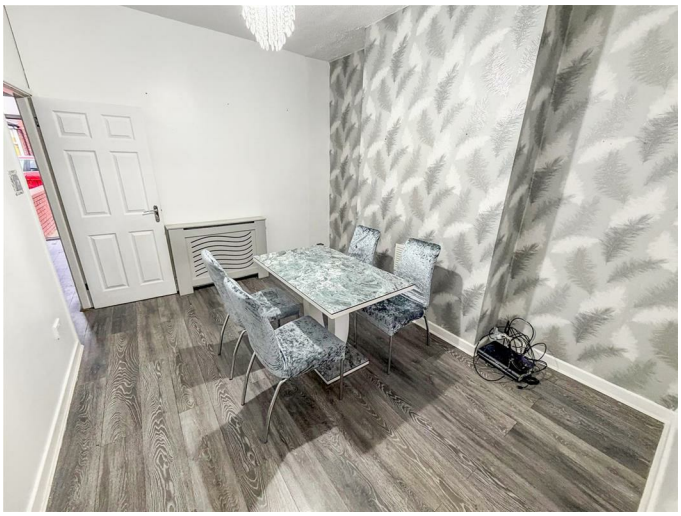
Hallway
The hallway has a door to the front, radiator, wood flooring and stairs leading to the first floor.

Lounge



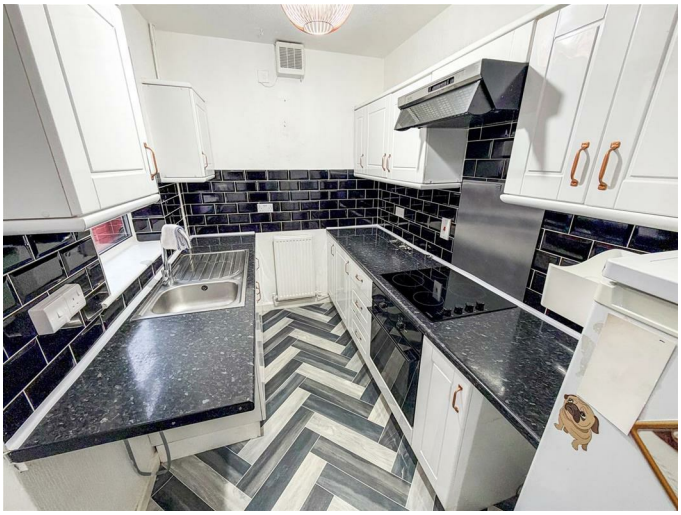
The lounge has a square bay window to the front, radiator and wood flooring.

Dining Room



The dining room has a window to the rear, wood flooring, radiator and an under stairs cupboard.

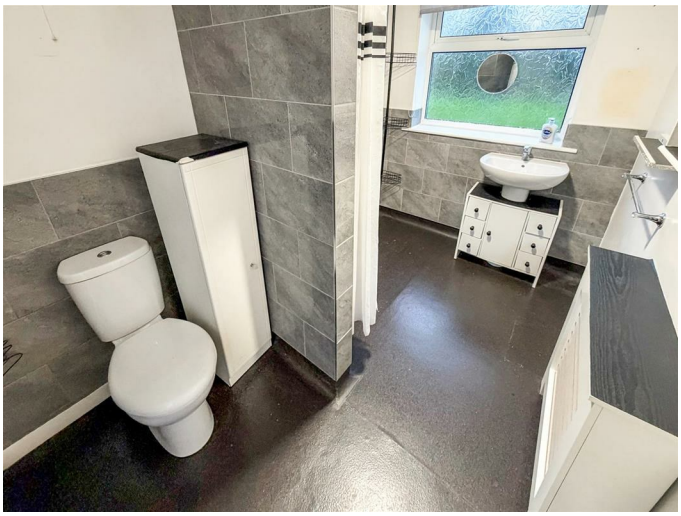
Kitchen



The kitchen is fitted with base and wall units with work surfaces over, plumbing for a washing machine, space for appliances, part tiled walls, a window to the side, part glazed door to the side, sink with a mixer tap over, electric oven, ceramic hob, extractor fan, radiator and tile effect flooring.

First Floor Landing
The first floor landing has a linen cupboard and doors leading to the bedrooms and the bathroom.

Family Bathroom



The bathroom has a sealed shower area, low level w.c., wash hand basin, part tiled walls, window to the rear and a radiator.

Bedroom Two

The second bedroom has a window to the rear and a radiator.

Bedroom One

The first bedroom has two windows to the front and a radiator.

To The Front

The enclosed front garden is gravelled and paved with low brick wall boundaries.

To The Rear

To the rear there is an enclosed yard area with shed. A gate leads to a further garden with artificial grass, gravel borders and a covered bar/ entertaining area with adjoining shed.

Agents Note

Please note that this property is owned by a member of the team at Town and Country Oswestry

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.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band B.

Tenant Information

Information for tenants:
Rent: £850.00 per calendar month
Deposit: £850.00 Equivalent to 1 Months Rent
Council Tax Band: B (Wrexham Council)
Measurements: All measurements are approximate
Services: We are advised that mains water, gas and electric are available
Contract-Holder Fees For Property Listings In Wales
In addition to paying rent, you may be required to make the following permitted payments under the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019.
Before The Contract Starts (Payable to Town & Country Property Services Oswestry)
• Holding Deposit: Capped at 1 week's rent (Calculated as RentPCM ÷ 4.35). Held securely to secure the property and put towards your first month's rent upon successful completion of the

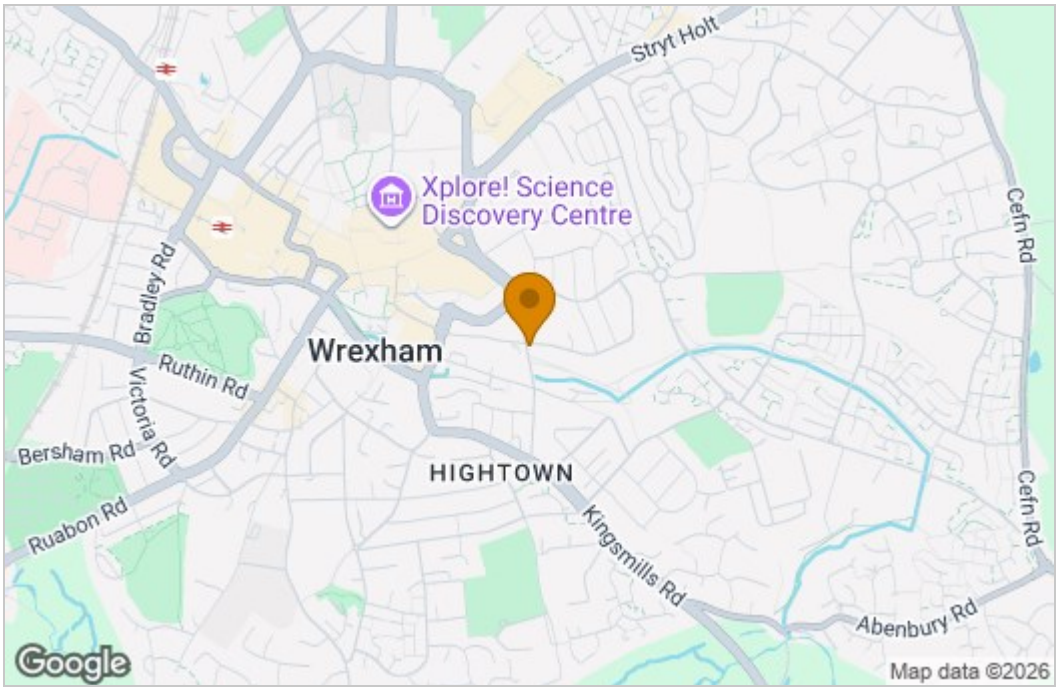
occupation contract. Funds may be retained if the applicant provides false/misleading information or withdraws.
• Security Deposit: Equivalent to 4 weeks' rent to cover damages or defaults.
During The Contract (Payable to the Agent)
• Management of Rent Arrears: Interest charged at 3% above the Bank of England base rate for each day the payment is outstanding, applicable once the rent is 7 days overdue.
• Replacement Lost Keys or Access Cards: Limited strictly to the actual cost of the replacement keys or security devices.
• Early Termination (Mutual Surrender): If a contract-holder requests to end a fixed-term contract early, fees are negotiated case-by-case and restricted to the reasonable financial loss incurred by the landlord or agent.

Hours Of Business

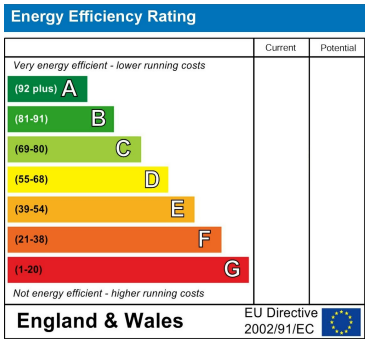
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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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