



JONES PECKOVER

Property Professionals Since 1880

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Bottom Lodge, Tremeirchion, St Asaph, LL17 0UE

- Stunning Lodge House
- Two Bedrooms
- Newly Fitted Shower Room
- Rear Garden
- Grade II Listed
- Modern Kitchen
- Stunning Location
- Off Road Parking

A stunning Grade II listed Lodge on the periphery of the village of Tremeirchion. This two bedroom cottage has been refurbished throughout and offers spacious two bed accommodation.

The accommodation within has been finished to a high standard and offers two bedrooms, a large shower room, kitchen / diner and living room.

Situated in a sought-after village location, this property is not only a peaceful haven but is also conveniently located for easy access to the A55 Expressway.

This property is NO PETS.

Viewing is highly recommended.

DIRECTIONS

From A541 head towards tremeirchion on the B5429. On approach to the village you will see a large set of iron gates set in stone walling on the left hand side which is the entrance to Bryn Bella Estate and the lodge can be found to the left of these gates.

ACCOMMODATION

Wooden door leading into

LOUNGE

14'1" x 12'7" max (4.30 x 3.84 max)

Newly carpeted, windows to front and side elevation

KITCHEN/DINING AREA

14'8" x 10'2" max (4.47 x 3.09 max)

Recently fitted modern kitchen with ample storage, inset single drainer sink, washing machine, integrated fridge and freezer and electric hob and oven with extractor over. Tiled floor, window fitted to rear elevation.

BEDROOM ONE

14'2" x 11'5" max (4.33 x 3.47 max)

Newly carpeted, window to rear overlooking garden.

BEDROOM TWO

10'2" x 10'2" max (3.09 x 3.09 max)

Newly carpeted, window to rear overlooking garden.

SHOWER ROOM

Recently fitted shower room with walk in shower, sink with vanity unit, low flush WC and heated towel rail.

OUTSIDE

Large Lawn area to the rear with patio area overlooking wooded area with a garden shed to the side. There is parking to the front.

SERVICES

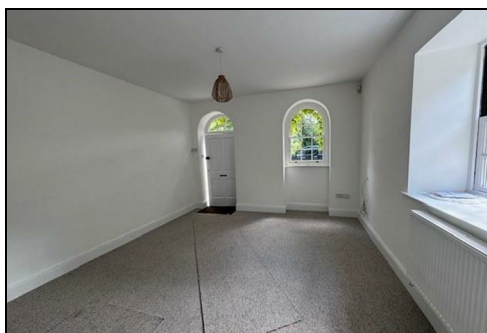
Mains Water
Mains electric
Gas fired central heating
Private Drainage
Council Tax:
EPC: Exemption registered

TERMS OF LET (D)

1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.
2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.
3. The Tenant will pay all outgoings, including Council Tax, Water, Gas/Oil and Electricity
4. Rent is payable monthly and in advance, by Standing Order.
5. The Tenant will also be required at the outset to pay a deposit of £ to be held by My Deposits throughout the term against any possible damages, breakages etc.

HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.



The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee is non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

MISREPRESENTATION ACT

Messrs. Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or

representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.



