



Roger
Parry
& Partners

Dingle Marsh, Westbury, Shrewsbury,
Shropshire, SY5 9BX



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£1,700 PCM



A spacious four / five bedroom family home set in a delightful large established garden bordered by farmland and affording lovely open views over adjoining countryside. The property has a second ground floor living room / kitchen, bedroom and shower room making it suitable for two generations living together. The house has oil fired heating and is situated on the edge of the village of Westbury, approximately six miles from the Shrewsbury by-pass.

EPC rating E. Pets considered. Available now

£1,700 pcm Rent
£390 Holding Deposit
£1,960 Security Deposit

PORCH

8'0" x 6'2" (2.44 x 1.88)

ENTRANCE HALL

16'8" x 8'4" (5.08 x 2.54)

KITCHEN/BREAKFAST ROOM

16'4" x 14'0" (4.98 x 4.27)

LIVING ROOM

16'9" x 15'9" (5.11 x 4.8)

DINING ROOM

13'0" x 12'6" (3.96 x 3.81)

UTILITY ROOM

14'0" x 8'0" max (4.27 x 2.44 max)

SECOND LIVING ROOM/KITCHEN

16'6" x 15'4" (5.03 x 4.67)

STUDY/BEDROOM FIVE

13'3" x 12'0" (4.04 x 3.66)

GROUND FLOOR SHOWER ROOM**BOILER ROOM****MASTER BEDROOM**

16'1" x 11'0" (4.9 x 3.35)

EN SUITE BATHROOM**GUEST BEDROOM**

14'3" x 12'9" (4.34 x 3.89)

NEW EN SUITE SHOWER ROOM**BEDROOM THREE**

12'2" x 10'6" (3.71 x 3.2)

BEDROOM FOUR

11'8" x 6'8" (3.56 x 2.03)

NEW FAMILY BATHROOM

With separate shower

DOUBLE GARAGE

19'8" x 16'0" (5.99 x 4.88)

Plus recess workshop

GARDENS AND PADDOCK**COUNCIL TAX BAND G**

Shropshire Council

TERM

Minimum contract of 12 months

EPC RATING E

For a full copy of the Energy Performance Certificate please contact agents

MEASUREMENTS

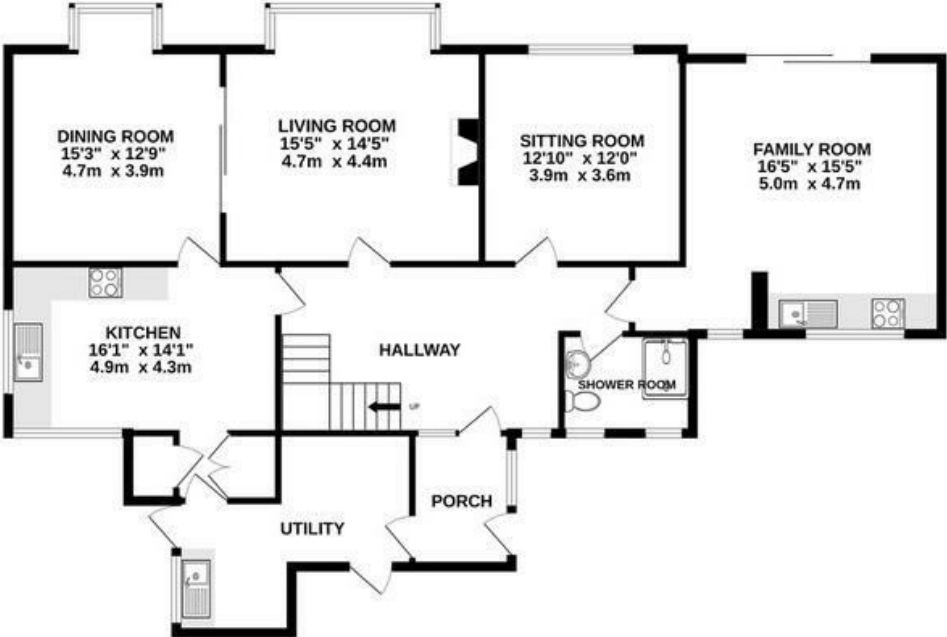
All measurements mentioned in these letting particulars are approximate

HOLDING DEPOSIT

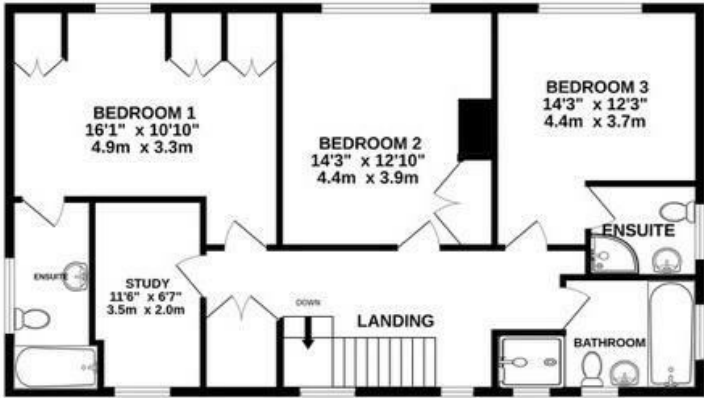
PLEASE READ CAREFULLY. A holding deposit is equivalent to one weeks rent for the property you are interested in. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days or such longer period as might be agreed by both parties. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Roger Parry & Partners. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Roger Parry & Partners or Rent4Sure, and if it become apparent that you have provided us with false or misleading information as part of your tenancy application, or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited towards the first months' rent due under that tenancy. For whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within seven days. You will not be asked to pay any fees or charges in connection with your application for a tenancy.

Floor Plan
(not to scale - for identification purposes only)

GROUND FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



1ST FLOOR
934 sq.ft. (86.8 sq.m.) approx.



General Services:

Local Authority: Shropshire County Council

Council Tax Band: G

EPC Rating: D

Tenure:

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

In to Westbury, turn right at the crossroads, the property is just out of the village on the left after the bend.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.