





Yew Tree Cottage Rowley, Westbury, SY5 9RY
£723 Per Month

A spacious three bedroom detached family home located in Rowley, Westbury.



Please note, there is a section 106 agreement relating to this property - the occupier must have a local connection to the Worthen with Shelve Parish. Please contact the agent for further details or see notes below

The accommodation briefly comprises: Entrance porch, Kitchen/Diner, Dining room/study, living room, conservatory, cloakroom with WC, 3 good size bedrooms and a family bathroom. There is drive way parking and a private garden.

There is a workshop / storage space available by separate agreement.

Oil fired central heating. EPC Rating C. Available now. There are solar panels contributing towards the electric and immersion heater. 1 small pet considered.

Rent for Property & Garden: £723.00

Rent for additional storage/ workshop: £450pcm (by separate agreement)

Deposit: £830

Holding Deposit: £165

Kitchen/Diner

9'6" x 22'6" (2.917 x 6.864)

Integrated dishwasher

Living room

with wood burner

Dining room / Study

9'7" x 9'10" (2.944 x 3.014)

Conservatory

8'8" x 10'8" (2.662 x 3.272)

Ground floor cloak room

with WC

Bedroom 1

9'9" x 10'4" (2.979 x 3.162)

with dressing room

Bedroom 2

6'1" x 12'8" (1.862 x 3.868)

Bedroom 3

7'10" x 9'1" (2.404 x 2.770)

Family bathroom

With bath, separate shower cubicle, WC and hand basin

Externally

There is driveway parking for ample cars, a garden and sheds. Near the property entrance, There is a porched area with an outhouse including plumbing for a washing machine.

There is a workshop / storage space available by separate agreement.

Section 106 agreement

An occupier will need to meet two of the following criteria for at least one adult member of the household (Worthen with Shelve Parish):

- Their parents were permanently resident in the parish at the time of applicant's birth.
- They were in permanent residence in the parish for any period of five years as a child attending a school in the parish or who for special reasons attended a school outside of the parish but would have been expected to attend a local school but for those special reasons.
- They are currently lawfully resident in the parish and have lived there for at least the last five years.
- They don't currently live in the parish but have previously lived there at some point for 15 continuous years as an

adult.

- They are currently employed or routinely carry out self-employed work within the parish or 5 km of the site.
- They have a confirmed written offer of permanent work within either the parish or 5km of the site.
- They can demonstrate active community involvement in the parish sustained for at least the previous two years or are determined by the Parish Council as having some other form of strong connection with the local community and or its hinterland. (Active is not just attending community events but taking an active part within the community for example key holder for local hall and having to lock up at the end of an evening)
- Their parents currently live in the parish or another close family member who provided or requires a substantial degree of support to someone who currently lives in the parish.
- If over 55 years of age they have a close family member currently living in the parish

Term

Assured Shorthold Tenancy for a minimum period of 6 months

Viewings

By appointment only through Roger Parry & Partners

Measurements

All measurements mentioned in these letting particulars are approximate

Council tax band B

Shropshire Council

EPC Rating C

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

Tenancy Deposit

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Holding Deposit

PLEASE READ CAREFULLY. Before your application can be fully considered, you will need to pay Roger Parry & Partners a holding deposit equivalent to one weeks rent for the property you are interested in. It is important that you know your legal rights, you should feel free to seek independent legal advice before signing this, or indeed any other document that we put before you. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, a longer period will only be allowed when agreed upon 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 Rightmove Landlord & Tenant Services, and if it becomes 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. It will be retained by Roger Parry & Partners and your Landlord. 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. Where 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. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.

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

General Services:

Local Authority: Shropshire

Council Tax Band: B

EPC Rating: C

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:

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.