





2 Lilleshall cottages, Nantmawr, Oswestry, SY10 9HJ
£700

Situated in a semi rural location 2 Lilleshall cottage is available to let on a short term basis (6-12 months). The property benefits from good road connections, private and communal gardens and close to the Offas Dyke for walking routes.



SUMMARY

In brief the accommodation affords rear porch, kitchen, living room, two bedrooms and shower room. There is a rear yard, front lawned garden, two allocated parking spaces and communal gardens.

The property is situated on the outskirts of the village of Treflach, which has a Public House and is a short distance from the village of Trefonen which has additional local amenities including a Post Office/Shop, Public House, Primary School and Church. The market town of Oswestry is only approximately 3 miles away which has a comprehensive range of shopping, leisure and educational facilities.

No pets. EPC Rating D . LPG Gas heating. Communal Septic Tank Charge is currently £15pcm

£700 pcm Rent
£805 Tenancy Deposit
£160 Holding Deposit

REAR HALL

Through wood and glazed entrance door with window to the side, tiled flooring, ceiling light, exposed stone wall, built in storage cupboard, wood and glazed door into;

KITCHEN

7'11 x 7'7 (2.41m x 2.31m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer and void for appliances. Window to the side and rear, spot lighting and door into;

LIVING ROOM

16'09 x 12'11 (5.11m x 3.94m)

Light and airy room with uPVC window and uPVC door to the front capturing the open views, inset wood burner, under stairs storage, ceiling light, and radiator.

LANDING

Sky light, ceiling light, radiator and doors off to;

BEDROOM ONE

16'9 x 7'7 (5.11m x 2.31m)

Fitted bed, windows to the front with views over the open fields, built in wardrobe, ceiling light and radiator.

BEDROOM TWO

7'11 x 7'09 (2.41m x 2.36m)

With window to the side, ceiling light and radiator.

SHOWER ROOM

Enclosed shower cubicle, low level WC and pedestal wash hand basin. Sky light, radiator and extractor fan.

EXTERNAL

There is a front garden allocated to include a lawned area to the front which has been marked out. A rear courtyard for bin storage and coal/wood store.

EPC Rating D

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

Council Tax Band A

Shropshire Council

Term

Assured Shorthold Tenancy for a MAXIMUM period of 6-12 months

Tenancy Deposit

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

Measurements

All measurements mentioned in these lettings particulars are approximate

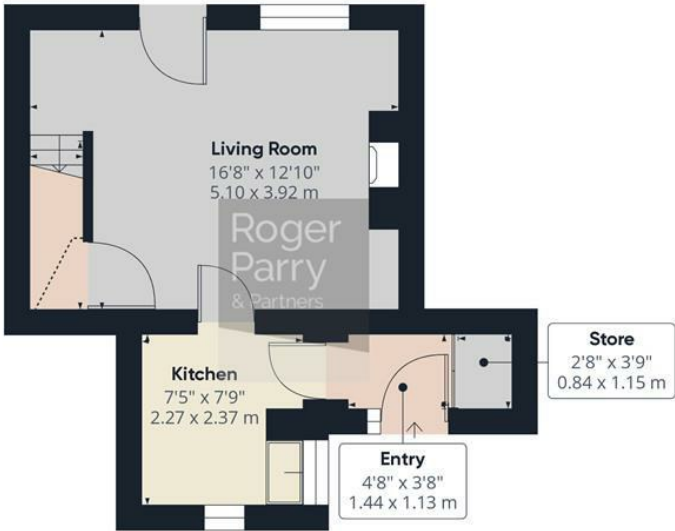
Viewings

By appointment only through Roger Parry & Partners

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)



Ground floor



Floor 1



Approximate total area⁽¹⁾

529.26 ft²
49.17 m²

Reduced headroom

15.93 ft²
1.48 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Local Authority: Shropshire County Council

Council Tax Band: A

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:

Proceed out of town towards Trefonen. Proceed through the village and continue through Treflach. Follow this road towards Nantmawr, and turn right onto Quarry lane. Follow the lane along where the property will be found on the left hand side

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.