



## 2 Nefod Lane St. Martins Oswestry Shropshire

### Monthly Rental Of £1,300.00

**Available from 2nd week in April. This beautiful detached character cottage enjoys an idyllic location with large garden and bordered by Morlas Brook. Accommodation includes Living Room, Sitting Room, Dining Room, Kitchen, Ground and First Floor Bathrooms, 3 God Size Bedrooms, GCH, Driveway. Part or unfurnished. ZJ&B TENANT INFORMATION: Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks.**

**1 weeks' holding fee applicable to successful applicants. Deposit: 5 weeks rent and first months' rent is payable in advance. Rent EXCLUDES utilities and council tax.**

**Tenancies are granted on a 2 month Assured Shorthold Tenancy unless otherwise agreed. Smoking is prohibited in the Property and Pets considered.**



2 Nefod Lane, St. Martins, Oswestry, Shropshire, SY10 7BA



Accommodation includes:

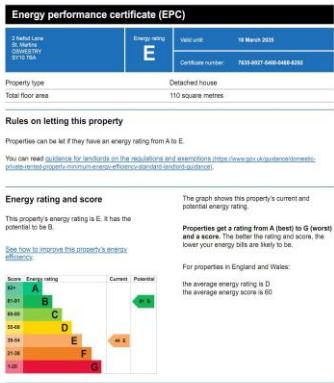
- Living Room 12' 7" x 17' 3" (3.83m x 5.25m)
- Sitting Room 12' 7" x 13' 9" (3.83m x 4.19m)
- Dining Room 12' 7" x 8' 10" (3.83m x 2.69m)
- Kitchen 16' 2" x 8' 10" (4.92m x 2.69m)
- Ground Floor Bathroom
- First Floor Landing
- Bedroom 1 12' 7" x 10' 10" (3.83m x 3.30m)
- Bedroom 2 9' 4" x 13' 5" (2.84m x 4.09m)
- Bedroom 3 12' 7" x 8' 10" (3.83m x 2.69m)
- Bathroom

Council Tax Band C

Monthly Rental Of £1,300.00  
per calendar month

Deposit - £1,500.00  
5 weeks rent

Minimum Term of 12 months



FLOOR PLANS FOR GUIDANCE ONLY