

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,000

The Orchard, Bellan Lane, Trefonen

🛏 4 Bedrooms

🚿 3 Bathrooms

The Orchard, Bellan Lane, Trefonen, Oswestry, Shropshire, SY10 9DQ



Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

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General Remarks

Detached four bedroom property with double garage
Garden and off road parking
Situated within the village of Trefonen
Oil fired central heating and uPVC double glazing
Holding deposit of £230.00
Deposit of £1153.00

Accommodation

Entrance Hallway: 14' 1" x 9' 11" (4.28m x 3.02m)
Stairs to the first floor and radiator.

Cloakroom: Low level flush WC, wash hand basin and radiator.

Living Room: 20' 2" x 12' 5" (6.14m x 3.78m) Electric coal effect fireplace with decorative surround, two radiators and double doors leading into the conservatory.

Conservatory: 20' 5" x 10' 11" (6.23m x 3.32m) uPVC conservatory with doors opening onto the front garden. Electric heater.

Dining Room: 12' 11" x 9' 11" (3.94m x 3.02m) uPVC sliding patio door to rear garden. Radiator.

Kitchen: 15' 1" x 9' 11" (4.59m x 3.01m) Fully fitted kitchen with matching wall, base and drawer units, worktop over and a tiled surround. Stainless steel 1.5 bowl sink and drainer. Integrated appliances to include: oven with separate grill and 4 ring induction hob, fridge/freezer and dishwasher. Radiator and door into:

Utility Room: 13' 11" x 5' 2" (4.25m x 1.57m) Matching wall, base and drawer units with worktop over, stainless steel sink and drainer. Oil fired boiler and radiator.

Bedroom One (Ground Floor): 13' 7" x 12' 1" (4.14m x 3.69m) Radiator, window to front aspect.

En-suite: Panelled bath, pedestal wash hand basin, low level flush WC and a radiator.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Stairs to first floor:

Bedroom Two: 16' 4" x 15' 10" (4.99m x 4.83m)
Fitted bedroom furniture, radiator, window to front aspect and velux window to the rear.

En-suite: Low level flush WC, pedestal wash hand basin and a fitted shower cubicle. Radiator.

Bedroom Three: 13' 9" x 12' 0" (4.20m x 3.65m)
Fitted bedroom furniture and radiator.

Bedroom Four: 14' 4" x 12' 11" (4.38m x 3.93m)
Radiator.

Bathroom: 10' 8" x 8' 3" (3.25m x 2.52m) Panelled bath with electric shower over, wash hand basin with vanity cupboard below, low level flush WC, bidet and a radiator.

Integral garage: 24' 6" x 15' 11" (7.48m x 4.86m)
With light and electric, up and over door.

Viewing Information: To arrange a viewing, please contact the agent's Oswestry office.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Holding deposit: Holding deposit of £230.00

Deposit: Deposit of £1153.00

EPC Rating: EPC Rating 'D'(63)

Council Tax Band: Council Tax Band 'E'

Tenure: We are informed that the property is freehold.





A property business
steeped in heritage
with a forward
thinking outlook.

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