



**BOWEN**

PROPERTY SINCE 1862

Monthly Rental of £1,100

31 Foundry Way, Waymills, Whitchurch, SY13 1FR

---

🏠 3 Bedrooms

🚿 2 Bathrooms



## 31 Foundry Way, Waymills, Whitchurch, SY13 1FR



### General Remarks

Situated on a newly constructed development  
Three-bedroom end of terrace property  
Within the market town of Whitchurch  
Gas central heating and uPVC double glazing  
EPC Rating 83|B Council Tax Band TBC  
Holding Deposit £253.00 Deposit £1,269.00

### Accommodation

**Entrance Hallway:** uPVC entrance door with glazed panels, wood effect vinyl flooring, radiator.

**Cloakroom:** Low level flush w.c., pedestal wash hand basin with tiled splash, wood effect vinyl flooring, radiator.

**Lounge:** 17' 2" x 11' 0" (5.22m x 3.35m) Dual aspect uPVC windows, TV and internet points, two radiators.

**Kitchen/Dining Room:** 17' 1" x 8' 6" (5.21m x 2.60m) Range of matching wall and base units with wood effect work top surface and upstands, stainless steel 1.5 sink and drainer with mixer tap, 'Indesit' fan assist oven, with 'Indesit' 4-ring gas hob and stainless-steel extractor hood and splash above. Spotlights to ceiling, patio doors to rear garden, wood effect vinyl flooring. Under stairs storage.

### Stairs to First Floor Landing Area:

**Bedroom 1:** 10' 8" x 10' 7" (3.25m x 3.23m) TV point and radiator.

**En-suite:** 5' 8" x 4' 10" (1.73m x 1.47m) Low level w.c., pedestal wash hand basin with tiled splash back, corner tiled shower cubical with shower off mains, tile effect vinyl flooring, radiator.

**Bedroom 2:** 11' 4" x 9' 9" (3.45m max x 2.97m) Above stairs cupboard, radiator.

**Bedroom 3:** 11' 3" x 6' 4" (3.43m x 1.93m) Radiator.



## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

[bowen.uk.com](http://bowen.uk.com)

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.

**Family Bathroom:** 7' 7" x 5' 7" (2.32m x 1.69m)

Partly tiles walls, panel bath with shower off mains and glazed screen over, pedestal wash hand basin with tiled splash back, low level w.c., tile effect vinyl flooring, radiator.

**Garden:** To the front the property is approached over a tarmac driveway offering parking for 2 vehicles with a bark area to the side. Access to the rear is provided to the side of the property through a timber gate, mainly laid to lawn, patio area and timber fencing.

**Directions:** From Whitchurch town centre proceed along the B5398 towards the Waymills Industrial Estate. Turn left into the Foundry Point development before turning left onto Foundry Way.

The property can be identified on the left-hand side.

**Tenure:** We understand the property is freehold.

**EPC Rating 83|B Council Tax Band TBC**


**Holding Deposit £253.00 Deposit £1,269.00**

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agents Oswestry Office on (01691) 652367.

**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.







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

[bowen.uk.com](http://bowen.uk.com)

**BOWEN**

PROPERTY SINCE 1862