

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £925

9 Morlas Meadows, St. Martins, Oswestry, SY11 3FJ

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🏠 3 Bedrooms

🚿 1 Bathroom



## 9 Morlas Meadows, St. Martins, Oswestry, SY11 3FJ



### General Remarks

Modern three-bedroom semi-detached property  
Paved rear garden and off-road parking for two vehicles  
Within the popular village of St Martins  
uPVC double glazing and gas central heating  
EPC Rating 84|B Council Tax Band 'B'  
Holding deposit £213.00 Deposit £1,067.00

### Accommodation

**Entrance Hallway:** Tiled flooring, radiator, stairs to landing.

**Living Room:** 15' 7" x 9' 11" (4.762m x 3.034m)  
TV aerial, radiator.

**Kitchen/Dining Room:** 17' 1" x 10' 5" (5.206m x 3.173m)

**Kitchen Area:** Matching base, wall and drawer units with worktop surface over. Built-in single oven, 4x ring gas hob with extractor hood over, built-in fridge/freezer and dishwasher, stainless steel sink unit. Space and plumbing for washing machine. Tiled flooring and spotlights.

**Dining Area:** Tiled flooring, radiator.

**WC:** Tiled flooring, radiator, white suite comprising low level flush WC and pedestal wash hand basin.

**Bedroom One:** 17' 1" x 13' 6" (5.206m x 4.108m)  
TV point, radiator, 2x windows.

**Bedroom Two:** 10' 5" x 10' 0" (3.173m x 3.056m)  
Radiator.

**Bedroom Three:** 10' 5" x 6' 8" (3.173m x 2.025m)  
Radiator.

**Bathroom:** Partly tiled walls, vinyl flooring, heated towel rail, white suite comprising low level flush WC, pedestal wash hand basin, bath with mains shower and glass screen over.



**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.

**Paved Rear Garden:** Paved area with side access to the front of the property and access to the rear parking area. Outside tap.

**Parking:** The property benefits from 2x parking spaces at the rear of the property.

**Directions:** From Oswestry take the A5/A483 in the direction of Wrexham before taking the fourth exit at the Gledrid roundabout signposted St Martins. Continue to the next roundabout taking the first exit onto Overton Road. Follow the road ahead and the development will be found on the left-hand side.

**EPC Rating 84|B Council Tax Band 'B'**

**Holding Deposit £213.00 Deposit £1,067.00**

**Tenure:** We are informed that the property is freehold. Note there is a management fee of £19.00pcm payable by the occupants.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (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.

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with a forward  
thinking outlook.

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