

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £900

25 Wats Drive, Oswestry, SY11 1ET

🏠 3 Bedrooms

🚿 1 Bathroom

25 Wats Drive, Oswestry, SY11 1ET



General Remarks

Recently renovated three-bedroom house
Located within walking distance of
Oswestry Town Centre
Off road parking and good-size rear garden
uPVC double glazing and gas central heating
EPC Rating 58|D Council Tax Band 'B'
Holding Deposit £207.00 Deposit £1,038.00

Accommodation

Entrance Hallway: Wood effect laminate flooring, uPVC entrance door, radiator, coving to ceiling.

Lounge: 17' 9" x 10' 9" (5.40m x 3.27m) Carpet floor covering, feature iron fireplace with marble hearth, tile inset, timber surround and mantel, dual front and rear aspect, radiator, dado rail, two wall mounted lights, coving to ceiling.

Kitchen: 11' 1" x 7' 2" (3.37m x 2.19m max) Wood effect laminate flooring, matching wall and base units with timber effect work surface above, stainless steel sink and drainer with mixer tap, 'Lamona' electric oven with 4-ring gas hob and stainless steel extractor hood above, space and plumbing for washing machine, uPVC door with glazed panel to rear elevation, radiator.

Stairs to First Floor Landing Area: Carpet floor covering.

Bedroom 1: 10' 8" x 10' 2" (3.24m max x 3.11m) Carpet floor covering, radiator, dado rail, coving to ceiling.

Bedroom 2: 10' 9" x 6' 11" (3.28m max x 2.11m) Carpet floor covering, radiator, coving to ceiling.

Bedroom 3: 10' 11" x 5' 3" (3.32m x 1.59m) Carpet floor covering, radiator, picture rails.



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.

Bathroom: 7' 3" x 5' 8" (2.22m x 1.73m) Wood effect laminate flooring, panel bath with double head shower off mains and glazed screen, vanity sink unit, low level w.c., stainless steel heated towel rail, tile surround.

Externally: To the front the property is approached over a brick paved drive, with parking for two vehicles. Through an iron gate a pathway with raised brick beds leads along the side of the property to the rear garden with a large, raised lawn area, patio, boarder fencing and shed. An outbuilding housing the gas combi boiler offer further storage.

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Holding Deposit £207.00 Deposit £1,038.00

Tenure: We are informed the property is freehold.

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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