

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,100

Oaks Cottage, Dudleston, Ellesmere,  
Shropshire SY12 9LL

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🛏 3 Bedrooms

🚿 2 Bathrooms



## Oaks Cottage, Dudleston, Ellesmere, Shropshire SY12 9LL



### General Remarks

Det. three-bedroom country property with useful outbuildings

Good sized gardens

2 receps, kitchen, 3 beds, bathroom & ensuite

Popular village location within easy reach A5/483 bypass

EPC Rating 47|E Council Tax Band 'D'

Holding Deposit £253.00 Deposit £1269.00

### Accommodation

**Location:** Oaks Cottage is situated in the parish of Dudleston being approximately 4 miles west of the popular market town of Ellesmere, offering the benefits of a rural location alongside proximity to local facilities and transport links. The villages of St Martins and Gobowen contain a range of shops, a supermarket, Public Houses and amenities including Primary and Secondary Schools. Ellesmere and Oswestry provide additional amenities while easy access onto the A5 and A483 provides links to the County town of Shrewsbury and the City of Chester. Gobowen has a train station which provides good rail links

**UpVc Partly Glazed Entrance Door:**

**Utility Room:** Red quarry tile floor. Oil boiler.

**Breakfast/Kitchen:** Red quarry tile floor. Newly fitted kitchen comprising fitted wall and matching base units with worktop surface, spaces for appliances, cooker hood and stainless-steel sink unit and drainer.

**Living Room:** Dual aspect windows, feature brick surround fireplace with raised slate tile hearth, radiator.

**Sitting Room/Dining Room:** Dual aspect windows, open fireplace with attractive surround and mantel on a slate hearth.

**Inner hallway with partly glazed door to outside:**



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.

**Staircase to first floor and landing area:** radiator.

**Bedroom:** Dual aspect window, radiator

**Ensuite Shower Room:** Tiled shower cubicle, pedestal wash hand basin, low flush w.c, radiator.

**Bedroom:** Radiator, built-in store cupboard.

**Bedroom:** Radiator

**Bathroom:** matching suite comprising panel bath, pedestal wash hand basin with tile splash, low flush w.c., and radiator.

**Outside:** Oaks Cottage is approached via a wooden double gate onto a stone drive providing ample parking and turning space. The garden lie predominantly to the front and side of the property and are mainly laid to lawn. The garden to the rear has the benefit of views over the surrounding open countryside.

**Outbuildings:** Useful range of brick outbuildings some with power and light.

**Tenure:** We are informed that the property is freehold.

**EPC Rating 47|E Council Tax Band 'D':**

**Deposit £1269.00:**

**Holding Deposit £253.00:**

**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.

**Viewing Information:** For further information or to arrange a viewing please contact the sole agent's Ellesmere office on (01691) 622534.

**Directions:** From Ellesmere proceed along the B5068 (St. Martins road) to the village of Dudleston Heath continue through the village for just under 1 mile. Shortly after the right turn sign posted Pentrecoed the property can be identified on the left-hand side by the agent's board.

**What3Words:///rentals.pigtails.pipe:**







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