

BOWEN

PROPERTY SINCE 1862



Monthly Rental of £925

11 Darwin Court, Whitchurch, SY13 1NS

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Three-bedroom end of terrace house

Located in Whitchurch town centre within walking distance of local amenities

uPVC double glazing and gas central heating

Enclose rear garden and off-road parking

EPC Rating 75|C Council Tax Band 'B'

Holding Deposit £213.00 Deposit £1,067.00

Accommodation

Entrance Hallway: Wood effect laminate flooring, uPVC entrance door with glazed panels, radiator.

Cloakroom: Vinyl flooring, low level w.c., pedestal wash hand basin with tiled splashback, radiator.

Lounge: 14' 10" x 12' 4" (4.52m x 3.75m) Wood effect laminate flooring, TV & internet points, radiator. Stairs to first floor landing area.

Kitchen/Diner: 14' 9" x 8' 8" (4.49m x 2.64m) Tile effect vinyl flooring, matching wall and base units with timber effect work top surfaces above and tile surround, stainless steel sink and drainer with mixer tap, integrated electric oven with gas hob and extractor hood above, integrated fridge/freezer, integrated washing machine, uPVC patio doors to rear elevation, radiator.

Stairs to First Floor Landing Area: Carpeted stairs, above stairs storage cupboard.

Bedroom 1: 11' 3" x 8' 3" (3.44m x 2.52m) Carpet floor covering, TV aerial, radiator.

Bedroom 2: 9' 11" x 7' 8" (3.03m x 2.33m) Carpet floor covering, radiator.

Bedroom 3: 6' 11" x 6' 8" (2.11m x 2.04m) Carpet floor covering, radiator.

Bathroom: 6' 2" x 6' 1" (1.89m x 1.85m) Wood effect vinyl flooring, low level w.c., vanity sink unit, panel bath with glazed screen and shower mixer off mains, part tiled walls, stainless steel heated towel rail and extractor fan.



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.

Externally: To the front of the property is a tarmac drive and stone area. A timber gate to the side allows access into the rear garden with a good size decking area, raised lawn, mature boarder shrubs and timber shed.

Directions: Heading into Whitchurch from the A41 along Wrexham Road, proceed onto Highgate before turning onto Mill Street, take the first left on Park Ave and second left onto Darwin Court, turn left on Darwin Court and proceed to the end of the road where the property can be identified by the agents 'To Let' board in the far left corner.

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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.





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steeped in heritage
with a forward
thinking outlook.

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