

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £615

The Annexe, Overdee, Erbistock, Wrexham LL13 0DL

🏠 1 Bedrooms

🚿 1 Bathrooms

## The Annexe, Overdee, Erbistock, Wrexham LL13

### ODL



#### General Remarks

One-bedroom detached bungalow  
Situated in the hamlet of Erbistock  
Views over open countryside  
Shared driveway with parking  
EPC Rating 'E'(47/89) / Council Tax Band 'C'  
Holding Deposit £141 / Deposit £706

#### Description

**Entrance Porch:**

**Entrance Hall:**

**Living Room:** 15' 9" x 9' 1" (4.81m x 2.78m)

**Kitchen:** 7' 10" x 5' 10" (2.38m x 1.78m)

**Bedroom:** 14' 2" x 8' 1" (4.31m x 2.47m)

**Bathroom:** 6' 1" x 5' 10" (1.85m x 1.78m)



**Holding Deposit:** £132. To apply for this property you will be required to complete an Agreement to Lease Document which describes the circumstances in which the Holding Deposit may or may not be refunded.

**Deposit:** £660. This amount will be protected by TDS (The Dispute Service Limited).

**Details:** Bowen Son and Watson is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen Son and Watson is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.



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.