

82 Heol Offa, Coedpoeth, Wrexham, LL11 3EP



DESCRIPTION: Situated in a popular and sought after village location is this well presented 2 bedroom semi detached property with spectacular views to the front elevation over Wrexham and beyond. The property has generous size living accommodation to briefly comprise entrance hall, lounge, fitted kitchen, downstairs WC and to the first floor there are 2 double bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are pleasant gardens to the front and rear. Viewing recommended. Council tax band C. Rent £825. Deposit £1237. Holding Deposit £189.

GAIL MURRAY – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed to the first exit for Ruthin, at the traffic lights turn right for Ruthin and on entering the village of Coedpoeth Heol Offa will be noted on the right, turn right and follow Heol Offa until the property will be noted on the left via the Molyneux to Let sign.

LOCATION: Situated in a popular and sought after location with easy access to village amenities, Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



ENTRANCE HALL: Panelled radiator. Tiled floor. Stairs rising to first floor. UPVC front entrance door.

LOUNGE: 14' 9" x 12' (4.5m x 3.66m) Panelled radiator. Wood effect floor covering. Fitted fire surround with tiled hearth.

KITCHEN: 11' 4" x 8' 3" (3.45m x 2.51m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces, inset stainless steel sink unit and splash back tiling. Space for cooker. Space and plumbing for automatic washing machine. Wall mounted gas heating boiler. Tiled floor. Under stairs storage. UPVC side entrance door.

DOWNSTAIRS WC: Fitted 2 piece suite comprising wc and wash hand basin. Splash back tiling.

STAIRS AND LANDING. Loft access. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 15' x 9' 5" (4.57m x 2.87m) Panelled radiator. Ornamental fireplace. Built in storage with draw unit below. Window to front elevation.

BEDROOM 2: 11' 2" x 9' 8" (3.4m x 2.95m) Panelled radiator. Ornamental fireplace. Built in storage cupboard. Window to rear elevation.

BATHROOM: 8' 1" x 7' 10" (2.46m x 2.39m) Panelled radiator. Fitted 3 piece suite comprising wc, wash hand basin and panelled corner bath with shower above. Tiled walls.

OUTSIDE: To the front of the property there is a gated access and path leading to the front entrance. The front gardens are lawned with shrub borders. There is a gated access and path to the side of the property leading to the rear where there are pleasant enclosed gardens comprising a paved patio area leading onto lawned gardens with flower and shrub borders. Outside garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 SEPT 2019

www.molyneux-estateagents.co.uk

Holding Deposit (per tenancy): One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Early Termination (tenant's request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as rent due under the tenancy until the start date of the replacement tenancy. These costs will be more than the maximum amount of rent outstanding on the tenancy.

Rent Arrears / Returned Payments

£12.00 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 3% above the Bank of England Base Rate from the Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

Missed appointments

Where the actions of the tenant results in a missed appointment, the tenant is liable for the agent's time in remedying the situation which is charged at £36.00 (inc. VAT) per hour plus any actual costs incurred (such as contractor charges).

Avoidable or purposeful damage to the property

Tenants are liable to the actual cost of remedying any damage incurred (as detailed in a contractor's invoice) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.

Lost key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.

If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

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INDEPENDENT REDRESS:

www.tpos.co.uk

