



29 Chatsworth Gardens, Pandy, LL12 8EZ

£1,200 Per Calendar Month

Olivegrove are pleased to present this 3 bedroom detached property for rental in the desirable area of Pandy. This property briefly comprises of a through lounge dining room, kitchen and downstairs cloakroom to the ground floor. 2 double bedrooms, 1 single bedroom, family bathroom and the Principle bedroom benefitting from a walk in wardrobe and ensuite area. The property also benefits from a driveway, garage and gardens front and back. Close to transport links to Oswestry, Wrexham and Chester.

FOR ALL ENQUIRIES / VIEWING REQUESTS -PLEASE USE CONTACT AGENT BUTTON ONLY

This property is approached via a tarmac driveway to an open canopy porch and UPVC front door leading into the Hallway.

Hallway

Radiator, laminate flooring. Door to lounge. Stairs to first floor. Stairs and landing carpeted.

Lounge/Diner 27'0" x 10'5" (Max) (8.24 x 3.18 (Max))

Through Lounge Diner:

Lounge Area 13'11" (Into Bay) x 10'5" (Max) (4.23 (Into Bay) x 3.18 (Max))

Modern electric fireplace, carpeted. UPVC double glazed window to the front elevation with blinds. TV and telephone points, radiator. Door to under stairs cupboard with hooks. Archway to:

Dining Area 8'4" x 9'9" (2.55 x 2.96)

Laminate flooring, French doors to the rear garden with curtains. Radiator with decorative cover. Door to:

Kitchen 13'9" (max) x 9'8" (4.20 (max) x 2.95)

Fitted Kitchen comprising of Ash coloured wall, base and drawer units with granite effect worktops over. Double range oven, 5 gas hobs, 3 electric ovens/grill with chrome extractor fan above. White splash back tiles. Breakfast bar. 1½ bowl stainless steel sink and drainer. UPVC double glazed window to the rear elevation. Space for under counter fridge, freezer or condenser dryer. Space for large fridge/freezer. Extractor fan and laminate flooring. UPVC door to the side of the property. Chrome dome lighting, under unit spot lights and radiator. Door to WC.

Cloakroom

Radiator, laminate flooring, close coupled toilet and sink, UPVC double glazed window to the rear elevation. Mirror cabinet.

Bedroom 1 10'8" x 12'1" (3.26 x 3.69)

Carpeted and radiator. UPVC double glazed window to the rear elevation with curtains overlooking fields and Hope Mountain in the background. TV and telephone points. Door to walk in wardrobe. Carpets with shelved wardrobes. Archway to en-suite:

Ensuite 8'0" x 5'9" (2.43 x 1.74)

Corner bath with chrome thermostatic mixer shower over. Storage vanity cupboards with marble effect worktops. Counter top sink and mixer tap. Full wall marble effect tiling with mosaic inserts. Spot lights, shaver point, radiator, chrome wall mounted towel radiator. UPVC double glazed window to the front elevation.

Bedroom 2 13'7" (max) x 8'4" (4.15 (max) x 2.54)

2 UPVC double glazed windows to the front elevation with curtains. Carpeted and radiator.

Bedroom 3 10'4" (max) x 9'0" (3.15 (max) x 2.75)

L-shaped room with a UPVC double glazed window to the rear elevation with blinds. Carpets, radiator and telephone point.

Family Bathroom 6'4" x 6'11" (1.92 x 2.12)

3 piece bathroom suite with shower over bath. Vinyl flooring, marble effect half tiled wall, extractor fan, spot lights, radiator and towel rail. UPVC double glazed window to the side elevation.

Airing Cupboard

Radiator, shelving, rail, carpets.

Garage

Access from the side of the property via a wooden door. Lighting and power, gas central heating combi boiler, space and plumbing for washing machine. Up and over door to front, fusebox. Shelving. Would fit 1 car or use for storage.

Front

Driveway for two cars. Lawn area. Decorative slate area with small trees/shrubs. Canopy porch, UPVC front door. Gates to either side of the property.

Rear

Lawn area, patio, path to a decked area, decorative pebble area and borders. Outdoor power supply. Shed to side of property. Wooden fence surround, path to front. Bench area. Solar lighting. Security light. Gate to front.

Tenant Fee Guide

TENANT FEE GUIDE

For tenancies entered into before 1st September 2019, the tenant fees applicable are detailed within your tenancy agreement.

As from 1st September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable. However, from time to time tenants may have to pay charges in certain circumstances. For a full list of these, please see our Tenants Fee Guide below:

Holding Deposit The equivalent to 1 weeks rent (per tenancy)

(this maybe non-refundable)

This fee is non-refundable should you decide not to progress your application / sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check. It will be returned to you in the event the landlord is unable to proceed.

Deposit The equivalent of 4/5 weeks rent (per tenancy)

This is to cover any damages, dilapidations and defaults on the part of the tenant during the tenancy.

Unpaid Rent Interest at 3% above the Bank of England Base Rate

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys / Security Devices

Tenants are liable to the actual cost of replacing any lost keys or other security devices. 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. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.

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Ending a Tenancy Agreement Early / Early Termination (Tenants request)

In situations where a tenant wants to leave a fixed-term tenancy early, if authorisation is given allowing the tenant to vacate the premises before the expiration of any tenancy agreement, you may be liable for the following:

- Rent - liable to pay for the entirety of the tenancy or up to the date the premises are re-let, whichever is sooner.
- Any costs that the landlord encompasses in re-letting the property until the start date of the replacement tenancy.
- Council tax, water rates, gas and electricity charges along with any other bills which are the tenants responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement, whichever is sooner.
- These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Payments in Default

A payment in default is a payment required by the

landlord or agent arising from a breach of the tenancy agreement by the tenant, whether late payment of rent by its due date or some other breach.

These are occasions where it would be unfair for the landlord to be responsible for meeting the cost to them as a result of the actions of the tenant.

Such as:

- Missed Appointments – a landlord/agent arranges with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refuses entry, or not being home to allow entry, resulting in charges to the landlord.

- Avoidable or purposeful damage to property – damage to a property caused by neglect or careless or wilful behaviour by the tenant.

- Replacement keys – loss of keys by the tenant requiring a landlord/agent to arrange for the cutting of new keys and delivery of those keys to the tenant.

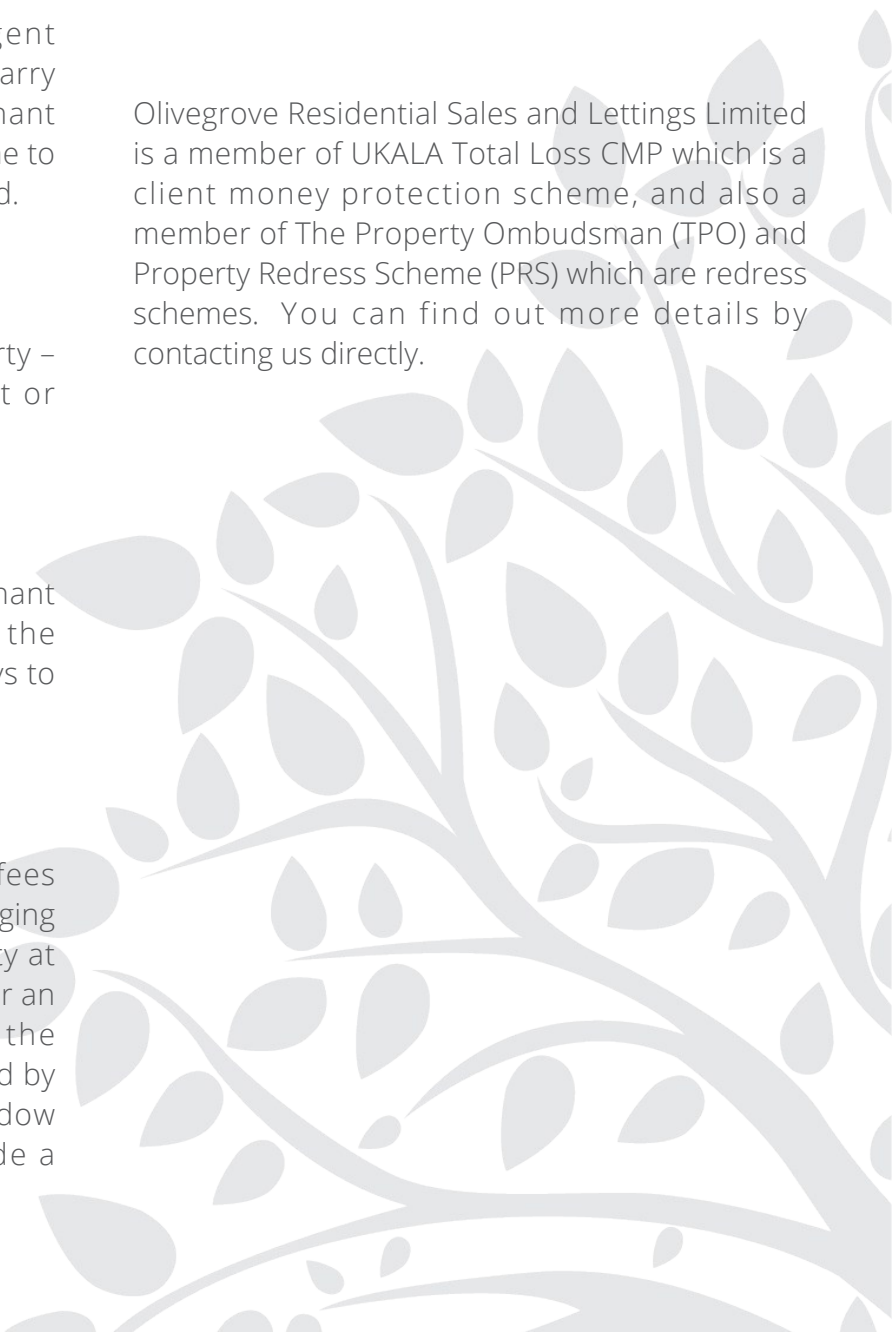
- Emergency / out of hours call-out fees – fees incurred as a result of a landlord/agent arranging for someone to attend the tenants property at the request of a tenant, such as a locksmith or an emergency glazier at the early hours of the morning, when the problem has been caused by the tenant in the first place, such as a window broken on purpose, or keys locked inside a house.

Other Permitted Payments

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

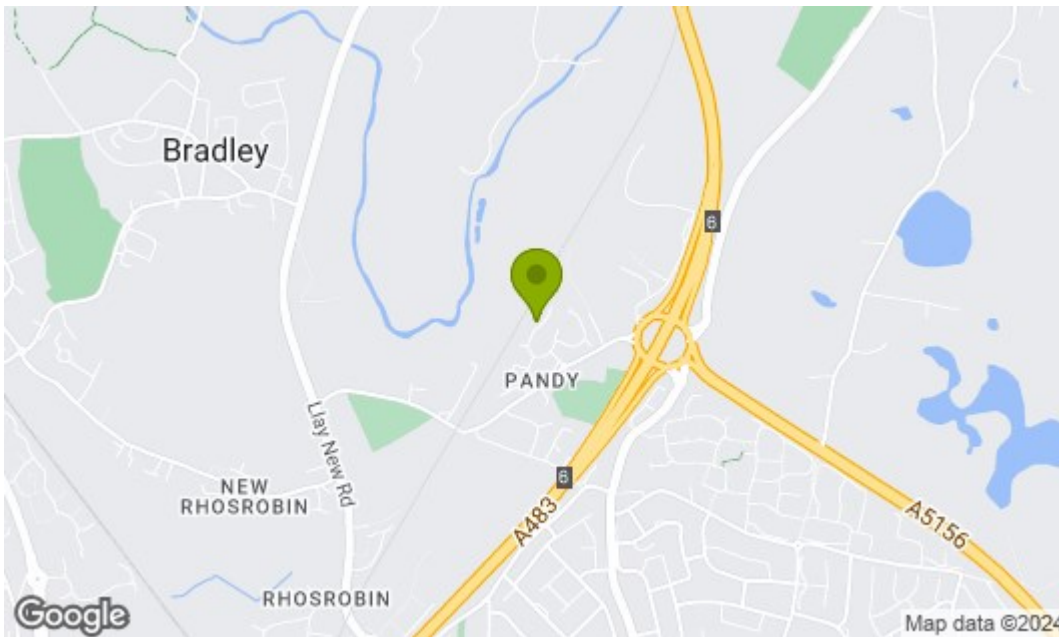
Tenant Protection

Olivegrove Residential Sales and Lettings Limited is a member of UKALA Total Loss CMP which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) and Property Redress Scheme (PRS) which are redress schemes. You can find out more details by contacting us directly.

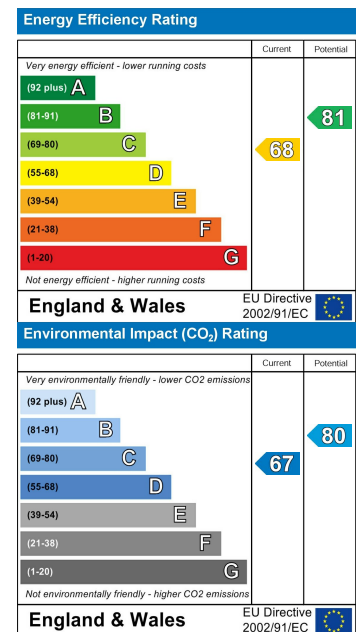


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.