

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £900

Cobblestones, Rhoswiell, Weston Rhyn

🏠 3 Bedrooms

🚿 1 Bathroom

Cobblestones, Rhoswiel, Weston Rhyn, Oswestry, Shropshire, SY10 7TG



Why let with us?

Dedicated to protecting you and your property, our letting team will make sure you stay compliant while finding you an ideal tenant. We have both fully managed and let only packages that give you the freedom to choose how hands-on you want to be, both of which include managing your tenant selection process and all the required paperwork.

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General Remarks

Spacious three bedroom semi-detached house
Situated within the popular village of Weston Rhyn
uPVC double glazing & gas central heating
Courtyard and parking area
Holding deposit £207.00
Deposit £1038.00

Accommodation

Entrance Hall: Quarry tiled floor, LED spotlights to ceiling, thermostat control.

Living Room: 14' 10" x 13' 9" (4.52m x 4.19m) Feature brick fireplace with open fire, radiator, TV point, door into:

Sitting Room/Study: 13' 7" x 7' 7" (4.14m x 2.31m)
Radiator, LED spotlights to ceiling, TV point.

Kitchen/Dining Room: 13' 7" x 13' 9" (4.14m x 4.19m)
Fully fitted kitchen with matching base units, worktop over and matching dresser unit. Integrated fan assisted oven and separate grill, four ring gas hob. Stainless steel sink and drainer. Radiator, quarry tiled floor, stairs to first floor and understairs storage cupboard, door into:

Utility Room: 6' 3" x 5' 10" (1.90m x 1.78m) Fitted base units with matching eye level wall cupboards and worktop over. Space and plumbing for washing machine, quarry tiled floor, extractor fan, LED spotlights to ceiling.

Rear Hallway: Exposed brick walls, quarry tiled floor, uPVC door to rear, separate door into:

Cloakroom: Low level flush WC, wall mounted wash hand basin with vanity cupboard below, radiator, quarry tiled floor, LED spotlights.

Stairs and Landing: Two walk-in storage cupboards.

Bedroom One: 11' 5" x 9' 9" (3.48m x 2.97m) Radiator, LED spotlights, TV point and airing cupboard.

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.

Bedroom Two: 10' 11" x 10' 4" (3.32m x 3.15m)
Fitted double wardrobe, radiator, exposed beams.

Bedroom Three: 13' 7" x 7' 2" (4.14m x 2.18m)
Radiator, exposed beams.

Bathroom: 9' 7" x 6' 10" (2.92m x 2.08m) White bathroom suite comprising: panelled bath, separate shower cubicle, wash hand basin with vanity cupboard below and low level flush WC. Fully tiled walls and floor, heated towel rail, heated wall mirror with integrated LED lights, extractor fan.

Externally: The rear the property has a good size courtyard style garden mainly laid with cobblestones



with raised floral beds providing an ideal outdoor entertainment space. There is also an adjacent parking space.

Viewing Information: To arrange a viewing, please contact the agent's Oswestry office.

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.

Holding Deposit: Holding deposit of £207.00.

Deposit: Deposit of £1038.00.

EPC Rating: Awaiting EPC Rating.

Council Tax: Council Tax Band 'C'.

Tenure: We are informed that the property is freehold.

Agent's Note: Please note that the photographs advertised were taken in 2022 however accurately reflect the current condition of the property.





A property business
steeped in heritage
with a forward
thinking outlook.

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