JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR
T: 01745 812127

3 Railway Terrace, Ruthin, LL15 1BT

- Two Bed Mid Terrace
- Convenient Location
- EPC Rating C
- Spacious Accommodation
- Charm and Character
- NO PETS

£795

Situated in the convenient location of Ruthin, this delightful mid terrace offers a perfect blend of comfort and modern living. The property has been fully refurbished, ensuring that it meets the highest standards of living.

The location of this property is particularly advantageous, offering easy access to local amenities and the picturesque surroundings of Ruthin. Whether you are seeking a peaceful retreat or a vibrant community, this bungalow caters to both lifestyles.

With its modern finishes and thoughtful layout, this home is perfect for individuals or families looking for a comfortable living space.

Viewing is highly recommended

ACCOMMODATION

The accommodation within comprises of

ENTRANCE HALL

Offering access to all principle rooms and understairs storage cupboard.

LOUNGE

11'5" x 10'1" (3.505 x 3.078)
Newly carpeted, decorate fire place and window to front elevation.

DINING ROOM

15'8" x 10'9" (4.795 x 3.294)
Lino flooring, access to kitchen and stairs rising to first floor, window to rear elvation.

KITCHEN

7'2" x 8'7" (2.205 x 2.625)
A good range of base and eye level units with surfaces over, cooker and void for washing machine. Window to rear elevation and door out to rear yard.

FIRST FLOOR

BEDROOM ONE

10'7" x 15'2" (3.251 x 4.636)
Carpeted, storage cupboard and window to front elevation.

BEDROOM TWO

12'3" x 11'7" (3.756 x 3.546)
Carpeted, storage cupboard and window to rear elevation.

BATHROOM

2.572 x 2.052

SERVICES

Mains water
Mains electricity
Mains gas.
Gas fired central heating and hot water
EPC: C
Council Tax: C

HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

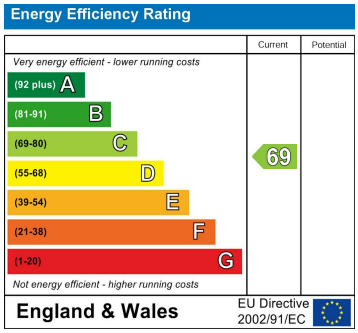
TERMS OF LET (D)

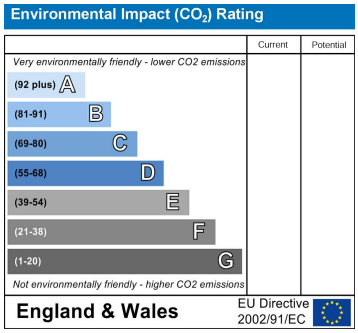
1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.
2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.
3. The Tenant will pay all outgoings, including Council Tax, Water,

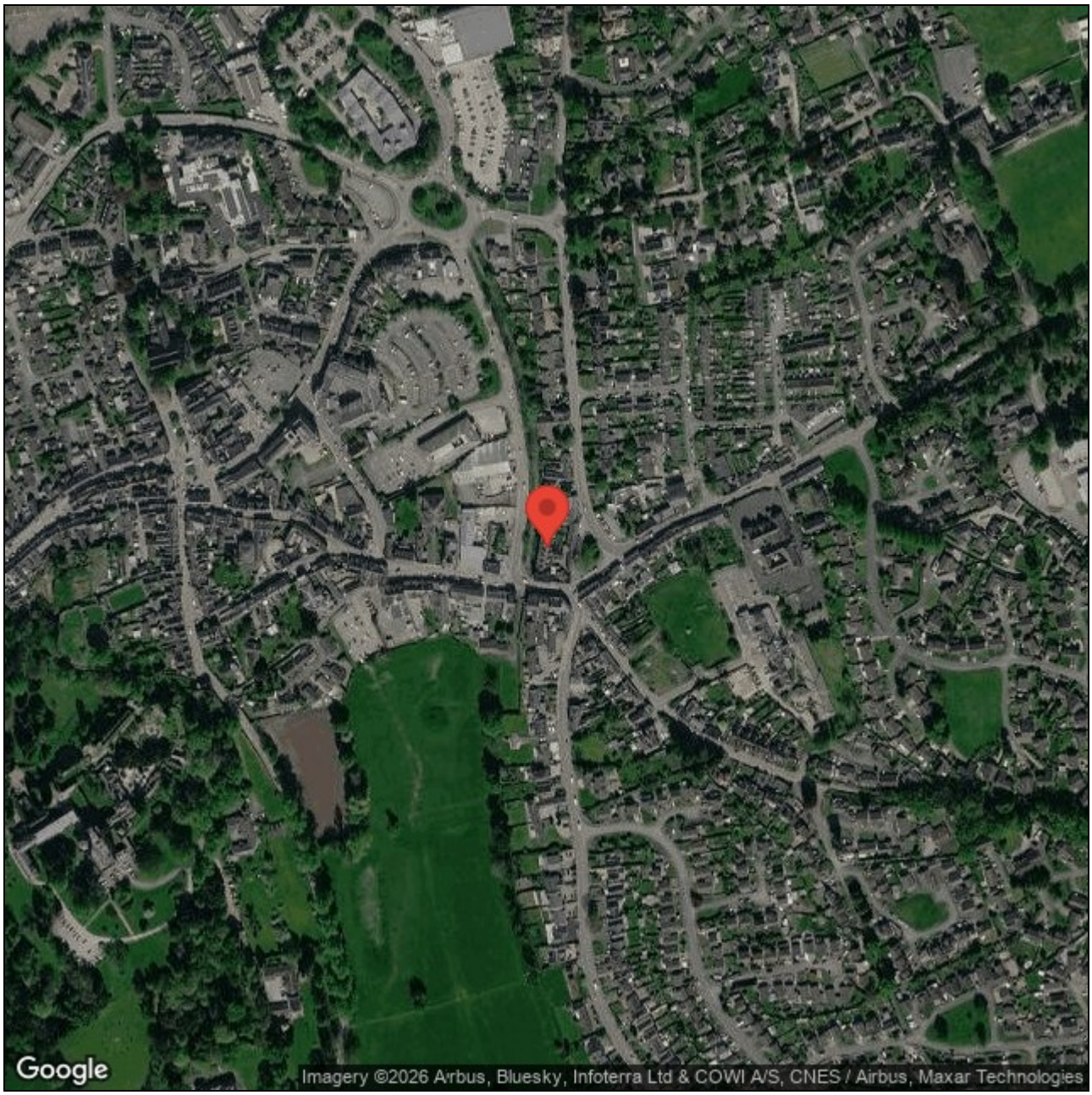
Gas/Oil and Electricity
4. Rent is payable monthly and in advance, by Standing Order.
5. The Tenant will also be required at the outset to pay a deposit of £ to be held by My Deposits throughout the term against any possible damages, breakages etc.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.



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