

Town & Country

Estate & Letting Agents



1 Martins Field, Trefonen, SY10 9EP

£950

Town and Country are pleased to welcome to the rental market this 3 bedroom semi detached property on Martins Field in the desirable village of Trefonen! Comprising a modern kitchen and bathroom, three bedrooms, lounge and conservatory, this property makes a perfect family home. The private and enclosed rear garden provides a great space to relax and play. Trefonen has easy access to local amenities such as a primary school, shop, post office, village hall and the pub and only a 3 mile drive into Oswestry. Available from Early July.

Directions

Accommodation Comprises:

Porch

With window to the front and part glazed door that opens from the outside. Having wall units with worktops over, plumbing for washing machine and tiled flooring.

Hall



Having oak flooring, understairs cupboard and built in cupboard for storage. Stairs off to the first floor.

Kitchen



Comprising shaker style base and wall units in cream with worktops over, inset stainless steel double sink and mixer tap. Appliance include electric oven, ceramic hob, chimney extractor fan, plumbing for washing and space for fridge/freezer. Having tiled floor and part tiled walls.

Lounge



Sizeable lounge with oak flooring, window to the rear, built in cupboard, radiator and doors leading into the conservatory.

Conservatory



Bright conservatory overlooking the garden with vinyl flooring, radiator and French doors opening onto the rear garden.

Landing

With a loft hatch and airing cupboard off housing the tank.

Bedroom One



Bedroom one has a window to the front, built in wardrobe and radiator.

Bedroom Two



With window to the rear overlooking the garden and radiator.

Bathroom



Comprising white suite consisting of P shaped bath, mains shower over with two heads, wash hand basin with mixer tap and W/C on vanity. With fully tiled wall. tile effect flooring, window to the side, extractor fan and heated towel rail.

Bedroom Three



Bedroom three with radiator and a window to the rear.

Front Garden

The front garden is lawned with a driveway to the side.

Rear Garden



The lawned rear garden has steps up to a patio area, shed and fence panelling creating an enclosed, private garden.

Additional Photograph



Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour

Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

To Book a Viewing

To register any interest to view please complete on line enquiry form though Rightmove or email lettings@townandcountryoswestry.com to request an interest to view form.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most 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.

Tenant Information

Information for tenants:

Rent: £950.00 per calendar month

Deposit: £950.00 Equivalent to 1 Months Rent

Council Tax Band: B (Shropshire Council)

Term: Assured Periodic Tenancies

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

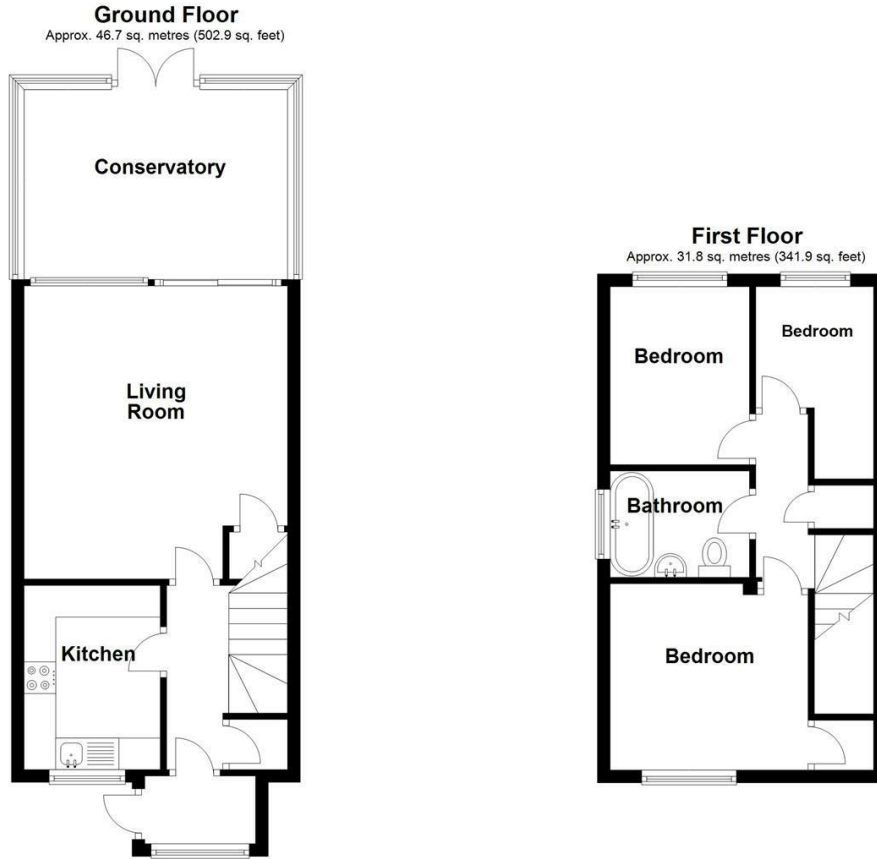
Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: 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). 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 £18 per hour (+ VAT) for the time taken replacing lost key(s) or other security device(s).

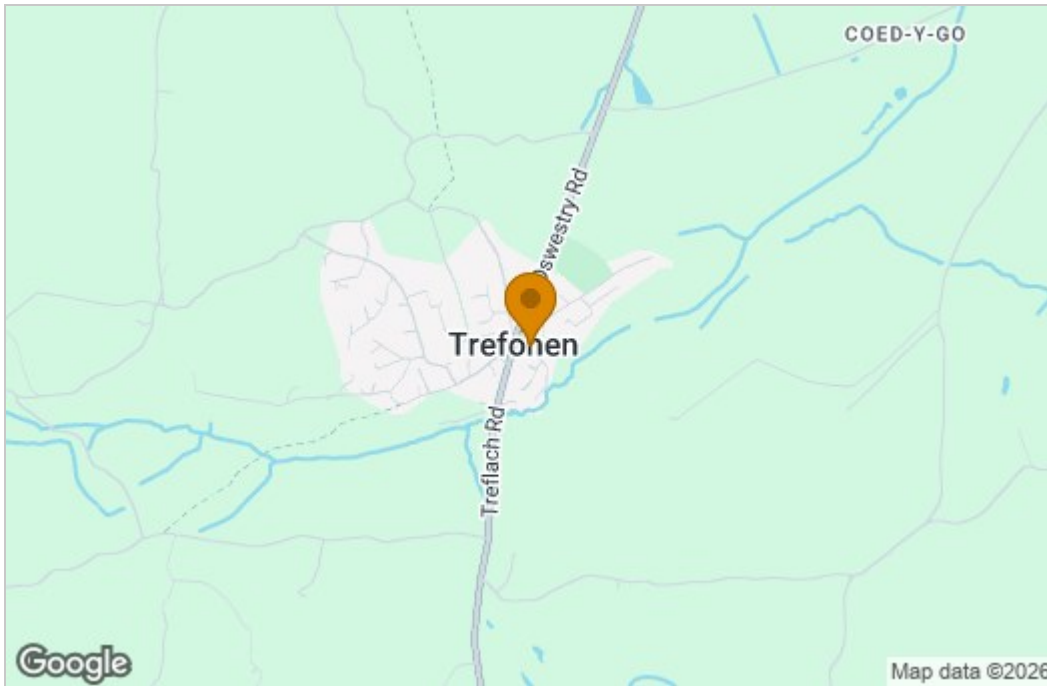
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Floor Plan

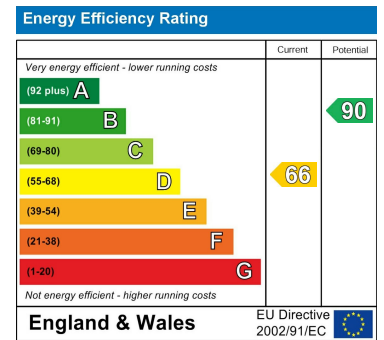


Total area: approx. 78.5 sq. metres (844.8 sq. feet)

Area Map



Energy Efficiency Graph



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