Roger Parry & Partners

5 Lilleshall cottages, Nantmawr, Oswestry, SY10 9HJ

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£775

A period two bedroom mid terraced stone cottage situated in a semi rural. The property benefits from good road connections, private and communal gardens and close to the Offas Dyke for walking routes.

SUMMARY
In brief the accommodation affords rear porch, kitchen, living room, two bedrooms and shower room. There is a rear yard, front lawned garden, two allocated parking spaces and communal gardens.

The property is situated on the outskirts of the village of Treflach, which has a Public House and is a short distance from the village of Trefonen which has additional local amenities including a Post Office/Shop, Public House, Primary School and Church. The market town of Oswestry is only approximately 3 miles away which has a comprehensive range of shopping, leisure and educational facilities.

Available Now. EPC Rating E. LPG Gas heating. Communal Septic Tank Charge is currently £15pcm

£775pcm Rent
£890 Tenancy Deposit
£175 Holding Deposit

REAR HALL
Through wood and glazed entrance door with window to the side, tiled flooring, ceiling light, exposed stone wall, built in storage cupboard, wood and glazed door into;

KITCHEN
7'11 x 7'7 (2.41m x 2.31m)
Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink and drainer. Window to the side and rear, spot lighting and door into;

LIVING ROOM
16'09 x 12'11 (5.11m x 3.94m)
Light and airy room with uPVC window and uPVC door to the front capturing the open views, inset wood burner, tiled flooring, under stairs storage, ceiling light, and radiator.

LANDING
Sky light, ceiling light, radiator and doors off to;

BEDROOM ONE
16'9 x 7'7 (5.11m x 2.31m)
Fitted bed, windows to the front with views over the open fields, built in storage cupboard housing the wall mounted boiler, built in wardrobe, ceiling light and radiator.

BEDROOM TWO
7'11 x 7'09 (2.41m x 2.36m)
With window to the side, ceiling light and radiator.

SHOWER ROOM
Enclosed shower cubicle, low level WC and pedestal wash hand basin. Sky light, radiator and extractor fan.

External
There is a front garden allocated to include a lawned area which has been marked out. A rear courtyard for bin storage and coal/wood store. There will be a right of access of the rear for the other properties to gain access.

In addition to this there is a communal area of ground, mainly laid to lawn with a variety of trees and shrubbery.

EPC Rating E
For a full copy of the Energy Performance Certificate please contact agents.

Council Tax Band A
Shropshire Council

Assured Periodic Tenancy (APT)

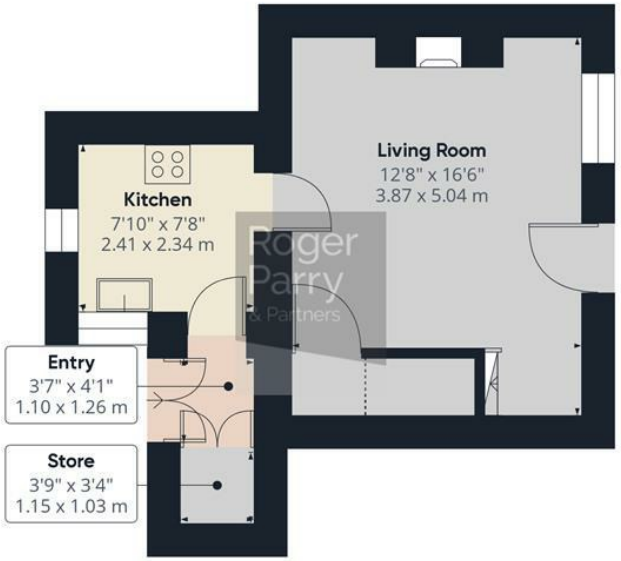
Tenancy Deposit
Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Measurements
All measurements mentioned in these lettings particulars are approximate

Viewings
By appointment only through Roger Parry & Partners

Holding Deposit
PLEASE READ: Before your application can be fully considered, you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:
•If you decide not to proceed with the tenancy during the 15-day period
•If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
•If you provide false or misleading information as part of your application
•England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)
In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.
If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.
If you are offered a tenancy and you accept it, the holding deposit will be credited towards the first month's rent or deposit if both the landlord and tenant are in agreement.
Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.
By submitting your application, you agree to pay any such permitted fees if they become due.

Floor Plan
(not to scale - for identification purposes only)



Ground floor

Floor 1

Approximate total area(1)

522.59 ft²

48.55 m²

Reduced headroom

15.18 ft²

1.41 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Local Authority: Shropshire County Council
Council Tax Band: A
EPC Rating: E
Tenure:
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Roger Parry & Partners

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.