

1 Glyn Terrace, Weston Rhyn, Shropshire, SY10 7RS



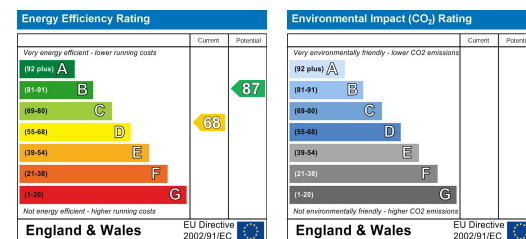
TO LET

£700 Per Calendar Month

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 670320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@halls.gb.com



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- Two Bedroom Home
- Spacious Property
- Gas Central Heating
- UPVC Double Glazing
- Character Features
- Available Now

LOCATION

Weston Rhyn provides a shop, church, public house and a primary school. The larger nearby town of Oswestry (3 miles) has a more comprehensive range of amenities of all kinds. For those wishing to commute the A5 trunk Road (1 mile) gives easy access to Telford, Shrewsbury and The Midlands and Wrexham and Chester, Manchester and Liverpool to the North West. Gobowen train station is nearby, giving easy access to mainline routes for commuters.

DIRECTIONS

Proceed from Oswestry along the A5 towards Chirk. On reaching the 'Gledrid' roundabout take the first exit signposted Weston Rhyn. Proceed through the village passing the primary school and the property will be viewed to the left hand side between the chip shop and hairdressers.

THE ACCOMMODATION

The property in more detail provides:-

KITCHEN LIVING ROOM

13'8" x 15'0" (4.18m x 4.58m)

With base units for storage, sink unit, space for table/sofa, former feature fireplace, UPVC double glazed window to the side elevation and UPVC double glazed door.

FIRST FLOOR LANDING

With access to Bedrooms and Bathroom.

BEDROOM ONE

15'1" x 13'6" (4.61m x 4.12m)

A dual aspect room with UPVC double glazed windows to the front and side elevations.

BEDROOM TWO

15'3" x 12'10" (4.65m x 3.92m)

With UPVC double glazed window to the side elevation.

BATHROOM

8'11" x 12'5" (2.74m x 3.80m)

Comprising a three piece suite with spa bath, wash hand basin, low flush WC, UPVC double glazed window to the side elevation, wall mounted combination boiler.

SHROPSHIRE COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

The property is in band '....' on the Shropshire Council Register.

VIEWINGS

By appointment through the agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@halls.gb.com

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DPS Deposit

£750.00 To be placed in the Deposit protection Service.

