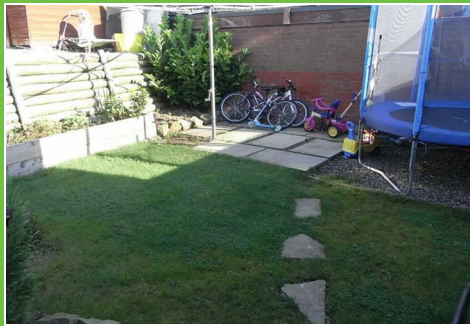


Town & Country

Estate & Letting Agents



14 Penycae Avenue, Gobowen, SY10 7UD

£950 Per Month

Nestled in the charming area of Gobowen, this delightful semi-detached house on Penycae Avenue offers a wonderful opportunity for those seeking a comfortable rental home. With three bedrooms, this property is ideal for families or professionals looking for a spacious living environment.

As you enter the home, you are greeted by a warm and inviting atmosphere. The living areas are designed to provide both comfort and functionality, making it perfect for relaxing or entertaining guests. The kitchen is equipped with essential amenities, allowing for easy meal preparation and family gatherings.

Outside, the property benefits from a modest easy maintainable garden area, offering a pleasant space for outdoor activities or simply enjoying the fresh air.

Located in Gobowen, residents will enjoy easy access to local amenities, schools, and transport links. Don't miss the chance to make this charming house your new home.

DIRECTIONS

From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed over the level crossing and take the second exit off the roundabout onto the St Martins road. Proceed along this road up the hill and at the top of the hill turn left and then left again into Penycae Avenue where the property will be seen by our board.

HALL

UPVC door to side, stairs off to first floor, telephone point.

LOUNGE



With a bow window to front, adams style fire surround with tiled inset, living flame gas fire, coved ceiling with wall lights.

KITCHEN/DINER



Base and wall units, two windows to the rear, door to the rear, tiled floor, Biasi combi boiler, plumbing for washing machine and dishwasher, single stainless steel drainer sink unit, cooker point, understairs cupboard, space for fridge, part tiled walls, radiator. Space for free standing cooker

LANDING

Radiator, Loft access.

BEDROOM ONE



Window to front, radiator and built in cupboard.

BEDROOM TWO

Window to rear and radiator.

BEDROOM THREE

Window to front and radiator.

BATHROOM



Three piece suite in white, Triton shower over bath, window to rear, laminate flooring and radiator.

FRONT GARDEN

Paved and gravelled, driveway for 2-3 cars, tarmac and gravel driveway

REAR GARDEN



Lawned and shrubbed borders with raised gravel area and a shed.

Tenant Information

Information for tenants:

Rent: £950.00 per calendar month

Deposit: £950.00 Equivalent to 1 Months Rent

Council Tax Band: A (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

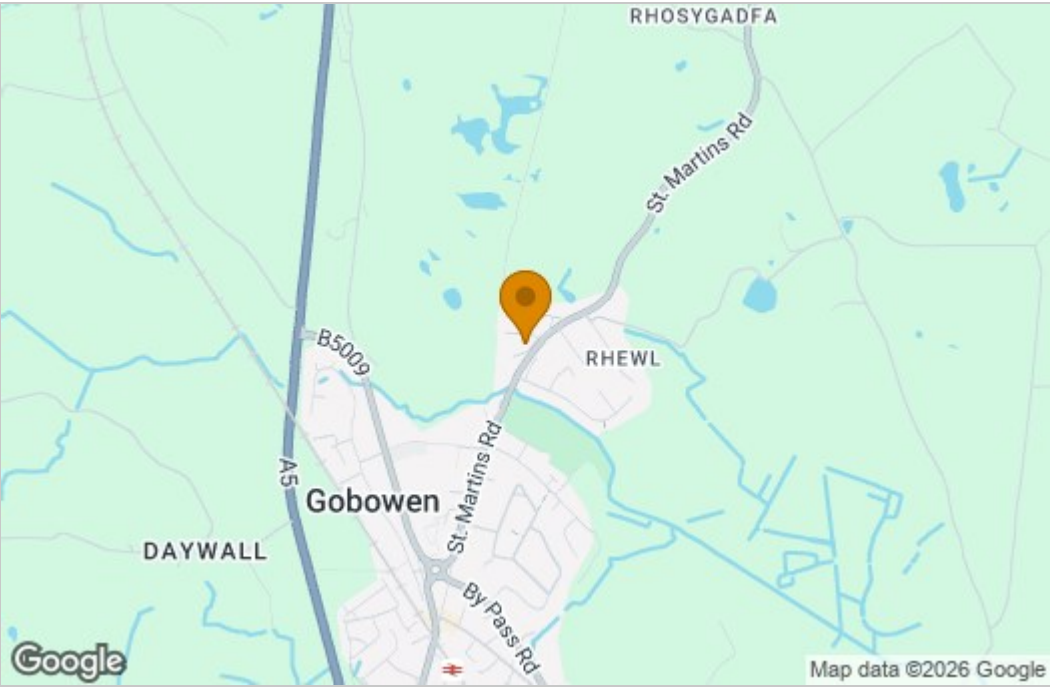
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new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

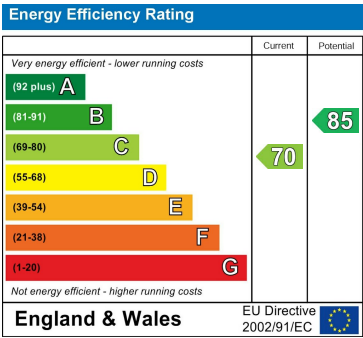
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

Floor Plan

Area Map



Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.