

**FOR SALE****£1,300 Per Calendar Month****10 Edwards Close Briggs Lane, Pant, Oswestry, SY10 8PS**

Halls is pleased to present a fantastic opportunity to rent a Detached House with attractive sloped gardens that wraps around the property, positioned in a sought after cul-de-sac within the village, which offers a selection of amenities. No garage access.





- Oil Central Heating
- Versatile Layout
- Desirable Location
- 3/4 Bedrooms
- Great Commuting Access
- Double Glazed UPVC

DIRECTION

From Oswestry take the A483 towards Welshpool. Continue over the Llynclys crossroads and into Pant. On entering the village of Pant proceed to the Cross Guns Public House turning right onto Briggs Lane. Proceed up the hill where Edwards Close will be found to the right hand side. The property will be found on the right hand side with out To Let Board.

W3W: ///tuck.bends.dining

SITUATED

The property is attractively situated, set down a short cul-de-sac road, whilst this popular village of Pant offers a range of amenities including primary school, post office with village store and bus service amongst others. The surrounding area is known for its lovely open countryside with an abundance of walks. The market town of Oswestry is approximately 5 miles to the north and offers a good range of shopping and leisure facilities, and also has ready access to the main A5 commuter route. Golfing enthusiasts will be pleased to note there are clubs at both the neighbouring village of Llanymynech and also Oswestry.

ENTRANCE HALL

14'7" x 5'0" (4.45 x 1.54)

GUEST CLOAKS

5'6" x 3'7" (1.68 x 1.10)

Offering low-level wc and basin sink.

LIVING ROOM

12'11" x 20'3" (3.96 x 6.19)

Double glazed UPVC windows looking out to the front of the property.

DINING ROOM

12'7" x 15'3" (3.86 x 4.66)

Double glazed UPVC windows looking out to the side of the property.

KITCHEN

11'7" 16'2" (3.55 4.95)

Room offers both eye-level and low-level cupboards, stainless steel sink, double oven and dish washer.

BEDROOM ONE

11'0" x 20'3" (3.36 x 6.19)

Double glazed UPVC window, built-in wardrobe and access to en-suite.

EN-SUITE

14'7" x 6'9" (4.47 x 2.08)

With enclosed shower, bath, jack and jill sinks, low level toilet and bidet.

STUDY ROOM

8'4" x 11'4" (2.55 x 3.47)

Double glazed UPVC windows, suitable study room.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



BEDROOM TWO

9'9" x 11'5" (2.99 x 3.49)

BEDROOM THREE

10'4" x 17'7" (3.15 x 5.36)

MAIN BATHROOM

6'11" x 9'6" (2.13 x 2.92)

Offering enclosed shower, porcelain sink and low-level wc.

UTILITY ROOM

7'1" x 9'7" (2.17 x 2.93)

Offering stainless steel sink, washing machine, tumble dryer and access to the back of the property.

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.

DEPOSIT

£1,500 To be held in the Deposit Protection Service.

VIEWINGS

Accompanied by Halls Lettings agent. (01691) 670 320.

AGENT NOTE

Property does not offer access to garage.





FOR SALE

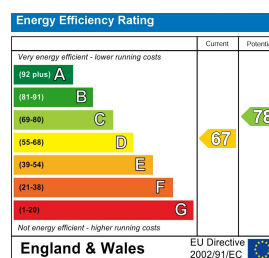
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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

Energy Performance Rating



01691 670320

Oswestry Lettings

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