JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR
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3 Granary Cottages Starkey Lane, Northop, CH7 6DG

- Stunning Barn Conversion
- Located on a Working Farm
- Parking
- Courtyard Location
- Spacious One Bed Accommodation
- Stunning Yet Convenienet Location
- Some Utilities Included
- Surrounded By Open Countryside

£895 Per Month

ACCOMMODATION

The accommodation within comprises of:

ENTRANCE HALL

Spacious entrance hall giving access to all rooms

KITCHEN

8'9" x 8'11" (2.683 x 2.732)

Newly fitted kitchen comprising of a good range of base and eye level units with surfaces over. newly fitted cooker, void for washing machine, window to ide elevation.

DINING/LIVING ROOM

17'8" x 10'10" (5.393 x 3.315)

Wooden floor, windows to rear elevation and ladder to loft room.

BEDROOM

10'10" x 10'4" (3.327 x 3.169)

Carpeted, window to rear elevation.

BATHROOM

Low flush WC, pedestal wash hand basin and panel bath with shower over. Radiator with towel rail over.

SERVICES

Mains water

Mains electric

Biomas Boiler

Private drainage

The water, heating and drainage are included within the monthly rent

Council Tax Band B

EPC A

TERMS OF LET (D)

1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.

2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.

3. The Tenant will pay all outgoings, including Council Tax, Water, Gas/Oil and Electricity

4. Rent is payable monthly and in advance, by Standing Order.

5. The Tenant will also be required at the outset to pay a deposit of £ to be held by My Deposits throughout the term against any possible damages, breakages etc.

HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.