JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127









2 Top Farm, Erbistock, Erbistock, Wrexham, LL13 0DG

- Three Bed Farmhouse
- Large Bedrooms
- Off Road Prking
- Stunning Rural Views
- Ideal Family Hme
- Family Bathroom
- Large Garden
- Viewing Highly Recommended

£1,400 PCM

We are pleased to offer this lovely three Bed Semi-Detached Farmhouse in the heart of rural Erbistock. The property offers a spacious family living space arranged over two floors.

There are three very good sized double bedrooms, one family bathroom, two large reception rooms and an oak kitchen.

The property offers a real country feel set upon a working farm, there is a large garden to the front elevation offering stunning views looking towards the River Dee. To the rear is a court yard style garden with original brick outbuildings.

The property is ideally located within easy reach of all main commuting routes and both retail and recreational facilities.

Viewing is Highly Recommended.

ENTRANCE HALLWAY
Large entrance hallway, fitted carpet and storage cupboard to rear.

LIVING ROOM
15'34 x 18'94 (4.57m x 5.49m)
Large living room space. Large Open fire place with surround, double glazed window to rear of property and stairs leading to the first floor.

DINING ROOM/ STUDY
14'36 x 9'49 (4.27m x 2.74m)
Large Dining/Study area, double glazed windows to side and rear overlooking the garden.

KITCHEN
Newly fitted kitchen, plenty of worktop space and storage cupboards. Comes complete with Double Electric oven, electric hob, space for microwave, integrated fridge freezer, tiled flooring and double glazed window to rear.

FIRST FLOOR

BEDROOM ONE
15'32 x 8'65 (4.57m x 2.44m)
Large Double Bedroom, carpeted, radiator and double glazed window.

BEDROOM TWO
15'42 x 9'98 (4.57m x 2.74m)
Large Double Bedroom, carpeted, radiator and double glazed window.

BEDROOM THREE
16'10 x10'61 (5.13m x3.05m)
Large Double Bedroom, carpeted, radiator and double glazed window.

BATHROOM
Newly fitted bathroom consists of white bath suite, electric shower over bath complete, sink unit with vanity underneath, toilet and airing cupboard.

OUTSIDE
To the front elevation there is a gravelled court yard style garden with original features and brick outbuildings. To the rear there is a large lawned area bounded by mature trees and shrubbery with stunning views over the countryside.

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.

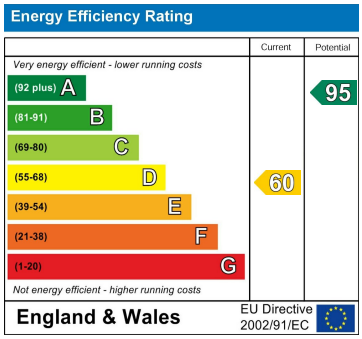
The Holding Fee in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

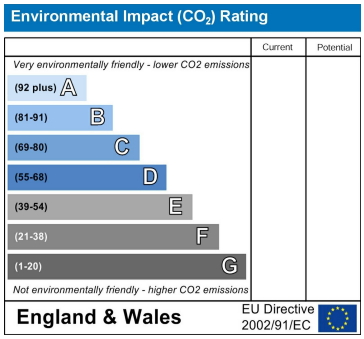
TERMS OF LET (D)
1. The property is offered on a Standard Occupation





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.





MISREPRESENTATION ACT

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 of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.

WHAT3WORDS

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Please use the what3words to get to the property









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Denbigh: 47 Vale Street, Denbigh, Denbighshire, LL16 3AR
T: 01745 812127 **E:** denbigh@jonespeckover.com