BOWEN

PROPERTY SINCE 1862

Monthly Rental Of £1,200

Weston Lodge Cottage, Weston Rhyn, Oswestry, SY10 7LB

3 Bedrooms

1 Bathroom

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General Remarks

Three-bedroom detached country property

Pleasant rural location with views over surrounding countryside

Oil central heating and double glazing

Garden and off road-parking

Holding Deposit £276.00 Deposit £1384.00

Council Tax Band 'C' EPC Rating 61|D

Accommodation

Directions: From Oswestry proceed along the A483 bypass for Wrexham and at the Gledrid roundabout turn left sign posted Weston Rhyn. Proceed through the village of Weston Rhyn and continue past the church sign posted Selattyn. After a short distance turn left and the property will be identified on the left hand side.

Location: The property is situated on the outskirts of the popular village of Weston Rhyn which has a good range of amenities including primary school. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has a good bus services and the nearby train stations at Chirk and Gobowen provides services to Birmingham and Manchester.

uPVC Entrance Door into:

Entrance Hall: Radiator, smoke detector, thermostat control for central heating.

Lounge: 13' 9'' x 12' 9'' (4.19m x 3.88m) Fitted carpet, feature inglenook fireplace with slate hearth and oak beam above, built-in storage cupboards, radiator. TV aerial point.

Door from Entrance Hall into:

Kitchen/Dining Area

Fitted Kitchen: Tiled floor. Range of fitted wall cabinets with matching base units and worktop surface above, stainless steel sink unit and drainer, space for

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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refrigerator, built-in oven with 4 ring hob and extractor hood above. Partly tiled walls, spotlights to ceiling.

Dining Area: 9' 9'' x 9' 8'' (2.97m x 2.94m) Fitted carpet, radiator, double doors opening onto outside patio area.

Door from Kitchen to rear entrance off which is:
Utility Room: 7' 5'' x 6' 4'' (2.27m x 1.94m)

Brick floor, space and plumbing for washing machine, fitted base units with worktop surface above.

Boiler Room:

Separate W.C.: Tiled floor. Pedestal wash hand basin, low level w.c.

Door from passage to outside:

Spindle Staircase from entrance hall to first floor and landing area:

Bedroom One ('L' shape): 12' 8'' x 9' 10'' (3.87m x 3.00m) Fitted carpet, radiator, TV socket.

Bedroom Two: 9' 9'' x 9' 9'' (2.96m x 2.96m) Fitted carpet, radiator, TV point.

Bedroom Three: 9' 9'' x 9' 7'' (2.96m x 2.93m) Fitted carpet, radiator, TV socket.

Bathroom: White suite comprising low level w.c., pedestal wash hand basin, 'P' shaped bath with shower and shower screen above, heated towel rail, built-in storage cupboard.

Outside: The property is approached through double and single entrance gates onto a gravel parking area. There is access all around the property with the garden mainly laid to lawn with a small patio area.

Holding Deposit £276.00: Deposit £1384.00:

EPC Rating 61|D Council Tax Band 'C':

Tenure: We are informed the property is freehold.

Services: We understand mains electric and water are connected. Private drainage, oil heating.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Agent Note: The photographs in this brochure are not current however they do reflect the condition of the property.

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