



Monthly Rental Of £850

6 Earlsdale, Mill Park, Waymills, Whitchurch

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 2 Bedrooms

 1 Bathroom

# 6 Earlsdale, Mill Park, Waymills, Whitchurch, Shropshire, SY13 1QN



## General Remarks

Modern two-bedroom semi-detached house  
Enclosed rear garden and off-road parking  
uPVC double glazing and gas central heating  
On the outskirts of Whitchurch, cul-de-sac location  
EPC Rating 77|C Council Tax Band 'B'  
Holder Deposit £196.00 Deposit £980.00

## Accommodation

**Lounge:** 12' 4" x 11' 1" (3.76m x 3.37m) uPVC entrance door. Carpet floor covering, TV and internet points, radiator.

**Kitchen:** 12' 4" x 9' 5" (3.76m x 2.86m) Wood effect vinyl flooring, matching wall and base units with wood effect work top surface and tile surround. Integrated oven with 4-ring gas hob and stainless-steel extractor hood above. Stainless-steel sink and drainer, space and plumbing for washing machine. uPVC patio doors, radiator, under stairs cupboard, spotlights to ceiling.

**Cloakroom:** Wood effect vinyl flooring, low level w.c., pedestal wash hand basin with tile splash, radiator.

**Bedroom One:** 12' 6" x 8' 6" (3.82m max x 2.58m) Carpet floor covering, TV point, built-in sliding mirror door wardrobe, radiator.

**Bedroom Two:** 12' 6" x 8' 4" (3.81m max x 2.54m) Carpet floor covering, radiator. Above stairs cupboard housing water tank.

**Bathroom:** 7' 3" x 5' 7" (2.21m x 1.70m) Tile effect vinyl flooring, low level w.c., pedestal wash hand basin, panel bath with shower mixer off mains and glazed screen above, part tiled walls, shaver point, extractor fan, radiator.

## Securing your tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

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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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**Externally:** The property is approached over a tarmac driveway providing off-road parking. To the front is a grass area and pathway leading to the front, porch covered, entrance. A timber gate allows access to the rear enclosed garden with boarder fencing, mainly laid to lawn with a small patio area.

**EPC Rating 77|C Council Tax Band 'B':**

**Holding Deposit £196.00:**

**Deposit £980.00:**

**Tenure:** We are informed that the property is freehold.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office.

**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.





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