JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

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1 Top Farm, Erbistock, Wrexham, LL13 0DG

- Four Bed Farmhouse
- Ideal Family Home
- Stunning Rural Views
- Off Road Parking
- Newly Refurbished Throughout
- Large Gardens
- Desirable Location
- Viewing Highly Recommended

We are pleased to present this stunning recently refurbished four Bed Semi-Detached property in the heart of rural Erbistock. The property has been fully renovated throughout to include windows, kitchen, bathroom and carpets. The is finished to a high standard and offers spacious family accommodation.

There are three good sized double bedrooms, and one smaller bedroom, family bathroom, two large reception rooms and large modern kitchen, utility room and downstairs WC

The property offers an abundance of space inside and out with a large garden to the front and stunning open countryside views. Ideally located within easy reach of all main commuting routes with both retail and recreational facilities close by, Erbistock is a highly desirable area.

Viewing is highly recommended.

ACCOMMODATION

UTILITY ROOM

8'10" x 9'11" (2.713 x 3.046)

A range of base units with stainless sink drainer and plumbing for washing machine, window to rear election, radiator and door through to downstate WC and boot room.

WC AND BOOT ROOM

Coat hooks and ample space for boot storage and separate WC with wash hand basin.

KITCHEN / DINER

15'1" x 15'7" (4.609 x 4.756)

A recently fitted kitchen with a good range of base units with surfaces over and tiled splash back, stainless sink drainer, integrated cooker and dishwasher, two large pantry style cupboards, window to rear elevation and radiator.

INNER HALLWAY

Front door, stairs rising to first floor, radiator.

RECEPTION ROOM ONE

13'10" x 11'10" (4.240 x 3.607)

Newly fitted carpet, window to front elevation and radiator.

RECEPTION ROOM TWO

15'9" x 14'2" (4.802 x 4.343)

Newly fitted carpet, window to front elevation and radiator.

FIRST FLOOR

Large landing with access to all rooms and storage cupbaord.

BEDROOM ONE

14'1" x 15'8" (4.303 x 4.798)

Newly carpeted, window to front elevation and radiator.

BEDROOM TWO

14'8" x 12'3" (4.479 x 3.746)

Newly carpeted, window to front elevation and radiator.

BEDROOM THREE

15'10" x 11'9" (4.839 x 3.596)

Newly carpeted, window to rear elevation, storage cupboard housing the hot water tank and radiator.

BEDROOM FOUR

Dual aspect room with window to rear and side elevation, newly carpeted and radiator.

FAMILY BATHRROM

6'2" x 6'5" (1.894 x 1.959)

Recently fitted three piece suite comprising of low flush WC, pedestal wash hand basin and bath with mains shower over. Window to front elevation and radiator.

GARDENS

The property has an enclosed garden to three elevations with a large lawned area to its frontage with mature trees and shrubs. With the added benefit of far reaching views over open 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.

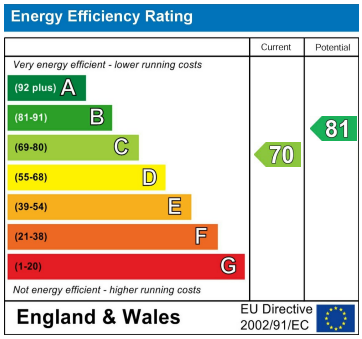
The Holding Fee in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

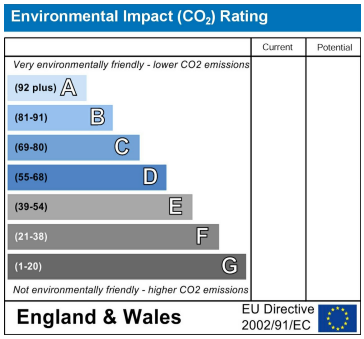
TERMS OF LET (D)

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 (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.













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