



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Tandderwen Bach, St. George Road, Abergele, LL22 9AR

- Two Bedroom Cottage
- Charm and Character
- Enclosed Garden
- EPC - C
- Convenient Location
- Stunning Views
- Off Road Parking
- Viewing Essential

## ACCOMMODATION

### OPEN PLAN KITCHEN & LOUNGE

9'2" x 32'1" (2.799 x 9.798)

#### Kitchen

With a range of fitted wall and base units. Four ring gas hob with overhead stainless steel extractor hood. Built in microwave, oven and grill. Integrated dishwasher, washing machine, fridge and freezer. Tiled floor. Exposed ceiling beams.

#### Living Area

Gas fire on a raised slate hearth with wooden surround. Exposed ceiling beams. French doors to patio garden and

### BEDROOM ONE

7'9" x 12'8" (2.387 x 3.876)

Carpeted, patio doors to rear garden.

### BEDROOM TWO

7'4" x 8'0" (2.252 x 2.462)

Carpeted and window to rear elevation,

### BATHROOM

Three piece suite comprising of low flush WC, decorative wash hand basin with vanity unit and panel bath with shower over.

### OUTSIDE

The property is approached via a private drive way and offers off road parking to its front and to the rear an enclosed rear garden with patio and lawned areas.

### SERVICES

Mains Gas, Water and Electricity  
Private Drainage  
Gas Boiler  
Under Floor Heating throughout  
EPC: C  
Council Tax: C

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

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



