

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,000

12 Trevor Avenue, St. Martins

🏠 3 Bedrooms

🚿 1 Bathroom

12 Trevor Avenue, St. Martins, Oswestry, Shropshire, SY11 3AW



Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

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General Remarks

Spacious three bedroom detached bungalow
Quiet residential area within St Martins
Ample parking and attached garage
Front and rear gardens
Holding Deposit £230.00
Deposit £1153.00

Accommodation

Entrance Porch: 3' 0" x 5' 1" (0.91m x 1.56m) uPVC door into entrance porch.

Entrance Hall: 'L' shaped hallway with radiator.

Living/Dining Room: 28' 2" x 14' 7" (8.59m x 4.44m max) Carpeted room with dual aspect windows, 3x radiators, electric fireplace with tiled surround and a storage cupboard.

Kitchen: 9' 7" x 8' 8" (2.93m x 2.65m) Matching wall, base and drawer units with worktop surface over, stainless steel sink and drainer. Belling double oven and electric hob. Space and plumbing for washing machine and space for under counter fridge. Laminate flooring and uPVC door to the rear.

Bedroom One: 12' 2" x 8' 11" (3.72m x 2.72m) Carpeted room with a radiator and a window to the rear.

Bedroom Two: 11' 6" x 8' 11" (3.51m x 2.72m) Carpeted room with a radiator and a window to the front.

Bedroom Three: 9' 2" x 8' 2" (2.79m x 2.5m) Carpeted room with a radiator and a window to the rear.

Shower Room: 6' 10" x 6' 4" (2.08m x 1.92m) WC, pedestal wash hand basin, walk-in shower, vinyl flooring and heated towel rail.

Garage: 19' 9" x 9' 11" (6.01m x 3.02m) Attached single garage with up and over door to the front, and pedestrian door to the rear.

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 expressly 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.

Externally: Ample parking to the front of the property with a gravelled area and mature shrubs. Access to the attached single garage. The rear of the property has a large garden laid to lawn with a paved patio area. Pedestrian access to both sides of the property.

Viewing Information: To arrange a viewing, please contact the 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.

Holding Deposit: Holding deposit of £230.00.

Deposit: Deposit of £1153.00.

Council Tax Band: Council Tax Band 'D'.

EPC Rating: EPC Rating D|68.

Tenure: We are informed that the property is freehold.





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steeped in heritage
with a forward
thinking outlook.

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