

TO LET
£1,250 pcm



Llwyn -y-Maen, Oswestry, Shropshire SY10 9DD

An immaculate three bedroom country cottage with stunning views



3 double bedrooms | Large kitchen | Garden | EPC rating E

This lovely three-bedroom house is situated on the Llwyn-y-Maen estate just outside the popular market town of Oswestry. The centre is just over a mile away with a variety of shops, supermarket and facilities together with a range of schools including the renowned Oswestry School.

The spacious hallway leads to a large fitted kitchen including an oven with hob, plumbing for dishwasher and washing machine. There is a downstairs shower room with WC. The sitting room has a log burner and leads past an understairs cupboard through to a study (or fourth bedroom). The stairs lead to a landing off which

are three double bedrooms, one with a cupboard wardrobe and one with storage along the eaves. The family bathroom comprises a bath with shower over, WC, basin and airing cupboard.

There is a stone driveway with plenty of space for parking, steps lead down to the large garden which has the oil tank to the rear. There is a garden shed too.

Tenancy

The property is available on an Assured Shorthold Tenancy agreement for an initial 6 month term. The tenancy may then be extended subject to Landlord's agreement.

Rent

The rent is £1,250 per calendar month and is payable monthly in advance by standing order. The deposit is £1,250 which will be returned at the end of the tenancy subject to the inventory and check out process.

General

~ Services: Mains electric and water, septic tank drainage and oil fired central heating

~ Local Authority: Shropshire Council T: 0345 6789000

~ Council Tax Band: D

~ Sorry we are unable to accept pets or smokers

~ Viewings strictly by appointment email victoria@williamsround.co.uk. Prospective tenants will be required to initially complete an enquiry form prior to any viewing being organised. All prospective tenants will be required to undergo credit and referencing checks

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