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OWEN & OWEN
CHARTERED SURVEYORS

AVAILABLE TO LET

Garden House, Coshaston, Pembroke Dock,
Pembrokeshire, SA72 4TT



Large detached 4 bedroom part furnished property, set in a peaceful and desirable rural location, close to the village of Coshaston.

Monthly Rent: £1700 PCM

Deposit: £1700

Occupation Contract Type: Periodic with minimum term of 6 months

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Property Description

A well-presented 4 bedroom detached house located in the rural village of Cosheston. The house is spacious and light with a welcoming layout and distinct living areas. On the ground floor, there is a large living room, dining room, kitchen, utility, downstairs toilet, office, bedroom1 and ensuite. On the upper floor there is bedroom 2, a family bathroom, bedroom 3 (master bedroom), bathroom, a dressing room and bedroom 4.

Outside there is a beautiful garden, patio area and parking for up to 3 cars, potentially more by arrangement.

Option for gardens to be maintained by the Landlord's existing contractor at an additional cost.

The property comprises:

- Lounge, dining room and study
- Kitchen
- Bathroom x4
- Bedroom x4
- Enclosed large rear garden.

Key Information

Council Tax Band: E (Pembrokeshire Couty Council)

EPC Rating: E

Utilities: Mains water, electric, private drainage, oil central heating and oil fired Aga, open fire in lounge

Broadband Availability: Fibre to the cabinet up to 76mb download up to 15mb upload – Estimate provided by Openreach

Mobile Coverage: Check Ofcom

Parking: Up to 3 cars

Accessibility: The property has some adaptations for accessible living however is not DDA accessible throughout.

Terms

Available to rent subject to the terms of our standard occupation contract. A copy of which is available to review, on request.

Subject to referencing by our appointed referencing company, Homelets.

We do not charge fees to applicants.

Permitted Payments (Tenant Fees Act (Wales) 2019)

Rent

Security Deposit

Payments in default (as set out in the Occupation Contract)

Utilities, communication services, TV licence and council tax

Deposit Protection

The security deposit will be protected with Government backed Deposit Protection Scheme.

Rent Smart Wales Disclosure

Licence Number: LR-00170-20374

Registration Number: A2-000-09392

Verify at: www.rentsmart.gov.wales

Complaints & Redress

Owen & Owen Ltd t/a Owen & Owen is a member of The Property Ombudsman Scheme.
Complaints Handling Procedure available on request.
Escalation available to www.tpos.co.uk after internal process completion.

Viewing

Strictly by prior appointment only via the managing agents:

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Contact

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