



**Church View, Beresford
Gardens**
Oswestry, SY11 2SL



- 3 Bed Det Dormer Bungalow
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Downstairs Shower Room/W.C
- Luxury Bathroom, Gas C/H
- D/G Garden. Parking
- F/Time Employment, No Pets/Smokers
- Energy Efficiency Rating = 80

£650 PCM

The Accommodation Comprises:

Entrance Porch: With ceramic flooring and a clear roof covering.

Sitting Room: 5.41m x 5.03m (17'9" x 16'6") A Cavolina radiant electric fire with pebble effect finish, patio windows to the rear garden, central ceiling branch light, three wall lights, TV point, telephone point.



Dining Room: 2.97m x 4.27m extending to 5.05m (9'9" x 14'0" extending to 16'7") Radiator, under stairs store cupboard.

Kitchen/Breakfast Room; 4.75m x 3.12m (15'7" x 10'3") Measured to include an extensive range of fitted units with work surfaces and wall mounted storage cupboards with under lighting. Appliances include a Samsung double oven together with electric hob and stainless steel canopy extractor , an integral refrigerator, freezer and dishwasher. Plumbing for automatic washer, ceiling branch spotlight, radiator, ceramic tiled flooring, rear entrance door. A wall mounted gas fired boiler for the central heating and domestic hot water.



Bedroom One (Ground Floor): 3.96m x 3.81m (13'0" x 12'6") Views over the rear garden, radiator, central ceiling light.

En-Suite/Downstairs WC: With luxury fittings comprising a large shower cubicle, pedestal wash hand basin, close coupled WC, ceramic tiled flooring, ceiling spotlights, extractor, chrome ladder radiator.



First Floor Landing: With fitted roof light

Bedroom Two: (rear) 5.28m x 3.45m (17'4" x 11'4") Maximum measurements. Ceiling fitted window light, radiator, rear window overlooking the rear garden, TV point.

Bedroom Three: (front)(first floor) 5.33m x 2.95m (17'6" x 9'8") L shaped. Ceiling fitted window light, TV point.

Luxury Bathroom: With suite in white comprising a large shower cubicle, pedestal wash hand basin, panelled bath, close coupled WC. Ceramic tiled flooring, ceiling spotlights, chrome ladder radiator, airing cupboard with radiator.

Gardens & Grounds: The approach to the property is through double opening gates which give a high degree of privacy to the premises. This leads to a large gravelled area which can accommodate several cars for parking. To the rear of the property is an enclosed lawn with a large paved patio.

ADDITIONAL INFORMATION: Tenants must be fully employed (retired applicants will be asked to provide proof of pension income).

No Pets.

Available after 23 December 2015

On Commencement of the Tenancy this property will be managed by Morris Marshall & Poole.

SERVICES: The tenant will be responsible for paying:

- 1.Council Tax Band (D)
- 2.Water/Drainage Charges
- 3.Electricity
- 4.Gas/Oil or any other fuel charges.
- 5.Telephone
- 6.Contents Insurance (an insurance policy must be made available to the agents within 14 days of entry)

TERM: 6 Months Assured Shorthold Tenancy.

RENTAL: £650 per calendar month, payable monthly in advance.

DEPOSIT: £750 per calendar month, payable monthly in advance.

LEASE FEE: £150.00 including VAT is required prior to the commencement of the tenancy.

RENTAL PAYMENT: After the initial first months rental all subsequent payments to be made by standing order.

VIEWING: Strictly by appointment through the Letting Agents.
Oswestry Office - 01691 679595

INSPECTIONS: Periodic inspections of the property will be made throughout the term of occupation.

APPLICATION FORMS: Each prospective tenant will complete an application form together with paying the associated fee of £40 to provide the Agents with a credit reference. Proof of residency (a recent utility bill/bank statement showing current address) must also be provided with the completed application forms.

PLEASE NOTE: The application form does not constitute a contract or part of one.

DIRECTIONS: From the traffic lights in Church Street turn right towards Trefonen & Treflach. Take the first turn left into Beresford Gardens and follow the road around to the left. Church View will be found on the left hand side after a short distance.

NOTE: IT IS IMPORTANT THAT YOU INSPECT A PROPERTY BEFORE ENTERING INTO A TENANCY AGREEMENT. IF THERE ARE ANY MATTERS OF CONCERN THESE SHOULD BE BROUGHT TO OUR ATTENTION BEFORE TAKING UP OCCUPATION. WE CANNOT INSTIGATE IMPROVEMENTS TO OUR CLIENTS PROPERTIES ONLY ESSENTIAL REPAIRS. IF A PROPERTY FAILS TO MEET YOUR EXPECTATIONS YOU WILL BE LEGALLY BOUND TO MEET YOUR CONTRACTUAL REQUIREMENTS FOR THE WHOLE TERM OF THE TENANCY.

WEBSITE: To view a complete listing of properties available for Sale or to Let please view our website www.morrismarshall.co.uk
Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.