



1 Weavers Cottage, Blodwell Bank

Treflach, Oswestry, SY10 9HP

- 2 Bed Semi-Detached House
- Sitting Room, Kitchen
- Cloakroom, Bathroom
- Double Glazed Oil C/H
- Garden, Parking, Garage
- Full Time Employment
- No Pets
- Energy Efficiency Rating =55

£425 PCM

ABERYSTWYTH • 01970 625020
LLANIDLOES • 01686 412567
MACHYNLLETH • 01654 702472

NEWTOWN • 01686 626160
OSWESTRY • 01691 679595
SHREWSBURY • 01743 247755

TYWYN • 01654 710388
WELSHPOOL • 01938 554818
ABERDYFI • WINDOW DISPLAY

The Accommodation Comprises:

Entrance Hall: With Quarry tiled floor.

Sitting Room 4.81m x 4.73m (15'9" x 15'6") With open fireplace with tiled surround.

Kitchen: 3.21m x 4.96m (10'6" x 16'3") With plumbing for Washing Machine, Space for Dryer, Fridge Freezer, Electric Cooker Point for Electric Cooker.

WC: Quarry tiled floor, wash hand basin, low level WC.

Bathroom: With Triton Belize Electric Over Bath Shower.

Bedroom One: 4.09m x 3.04m (13'5" x 10'0") With Radiator

Bedroom Two: 3.33m x 3.53m (10'11" x 11'7")

Outside: With Driveway, Garage with up and over door.
Garden with lawned area to the front

Additional Information: Tenants must be fully employed (retired applicants will be asked to provide proof of pension income).
No Pets.

Available from 16th April 2016

On commencement of the Tenancy this property will be managed by the Landlord.

Services: The tenant will be responsible for paying:

- 1.Council Tax Band (C)
- 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)

Energy Performance Certificate: A full copy of the EPC is available on request or by following the link below:

Public EPC URL:

https://www.epcregister.com/direct/report/EPC_8338-6229-5769-4442-6096.pdf

Term: 6 Months Assured Shorthold Tenancy.

Rental £425 per calendar month, payable monthly in advance.

Deposit: £525 is required prior to the commencement of the tenancy.

Lease Fee: £150 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.

Viewings: 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: Leaving Oswestry on A483 towards Welshpool at Llyncllys Crossroads turn right onto A495 towards Llansantffraid. After approx 1½ miles take the second turning right up Blodwell Bank continue for approx ¼ mile, property is on the right hand side.

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.

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