



MORRIS MARSHALL & POOLE

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



The Beeches, Trench Farm, Tilley Green, Wem, SY4 5PJ

- Unfurnished Detached House • Sitting Room, Kitchen, Utility and Living Room • 3 Bedrooms and family Bathroom • Oil Central Heating. Double Glazed • Double Garage. Gardens. • Close to Shrewsbury and Wem • NO SMOKERS. NO DSS. ! PET CONSIDERED • Energy Efficiency Rating 32 (F)
- Deposit £800.00. Agents Fee £150.00 • •



£700 PCM

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

Accommodation

Glazed and Panelled Entrance Door

Hallway

Radiator. Under-stairs cupboard. Central Heating Thermostat

Sitting Room 3.62 x 3.51 Excluding Bay Window (11'11" x 11'6" Excluding Bay Window)

Bay Window. Victorian Style Fire place, Radiator

Kitchen 4.16 x 3.73 (13'8" x 12'3")

Base, drawer & Wall cupboards with white sink. Rangemaster Cooker. Cylinder cupboard. Radiator.

Rear Lobby

With utility with sink, Worcester Central Heating Boiler. Separate WC

Living Room 3.55 x 3.28 max (11'8" x 10'9" max)

Fire grate and Radiator.

Stairs from Hallway to Landing

Bedroom 3.66 x 3.53 (12'0" x 11'7")

Radiator

Bedroom 2.94 x 2.02 (9'8" x 6'8")

Radiator

Bathroom

Panelled Bath, Pedestal Wash Basin, WC. Separate Shower Cubicle. Radiator

Bedroom 4.93 x 3.56 (16'2" x 11'8")

Radiator

Outside

Double Garage & Garden

Services

Mains Water and Electricity. Private Drainage. Oil Central Heating.

Outgoings

Council Tax Band "E"

Energy Performance Certificate

A full EOC is available upon request or by following the link below:

Public EPC URL: <https://www.epcregister.com/direct/report/0488-1071-6271-6671-1014>

Term

6 Months Assured Shorthold Tenancy and thereafter month to month

Rental

£700.00 per calendar month (including water) paid monthly in advance with the tenant being responsible for all domestic outgoings including council Tax

Deposit

A deposit of £800.00 is required prior to the commencement of the tenancy

Outgoings

All services consumed and council tax

Inventory

Unfurnished

Special Conditions

NO SMOKERS. NO DSS. ONE PET CONSIDERED

Agents Fee

£150 inclusive of VAT (£125.00 plus VAT) is required prior to the commencement of the tenancy

Viewing

By Appointment through the Letting Agents

Rental Payments

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

Route Directions

From Shrewsbury, take the A528 northwards. After approximately 7 miles, turn right signposted Wem onto the B5476. Before reaching the town, turn right signposted Tilley Green and take the turning for the school. Continue on this road and on reaching Trench Farm, the property will be found on the left hand side

Application Forms

Each prospective tenant will complete an application form together with paying the associated fee to provide the Agents with a credit reference. Photo identification and 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 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.

On commencement of the tenancy the property will be managed by Morris Marshall & Poole, however the Landlord could change this before contracts are signed.

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.

Morris Marhsall & Poole

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