



12 Martins Fields

Trefonen, Oswestry, SY10 9EP

£450

12 MARTINS FIELDS

TREFONEN, OSWESTRY, SY10 9EP

- 3 Bed Mid-Terrace House
- Lounge, Kitchen, Bathroom
- Electric Storage Heaters
- Parking at The Rear

- Double Glazed
- Front & Rear Garden
- Full Time Employment, No Pets
- Energy Efficiency Rating = 63

£450 PCM

The Accommodation Comprises:

Lounge:

Kitchen: With Electric Oven & Hob
Plumbing for Washing Machine
Space for Fridge Freezer

Bathroom:

Bedroom One:

Bedroom Two:

Bedroom Three:

Outside: Parking at The Rear of The Property.
Front & Back Garden

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

Available after 16 th December 2016
On Commencement of The Tenancy this property will be Managed by the Landlord

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_8228-6228-5780-3036-7022.

Services: The tenant will be responsible for paying:

- 1.Council Tax Band (B)
- 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: £450 per calendar month, payable monthly in advance.

Deposit: £550 is required prior to the commencement of the tenancy.

Lease Fee: £150.00 inc VAT is required prior to the commencement of the tenancy.

Rental Payments: 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: Leave Oswestry via Church Street. At the traffic lights turn right for Trefonen and proceed to the village. At the crossroads turn left and proceed straight into Martin Fields.

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.



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