



TOWN & COUNTRY

40 Fair Oaks Drive, Connah's Quay, CH5 4RR

EPC:



SUBSTANTIONAL detached property situated in an EXCELLENT area with SPACIOUS gardens and a DOUBLE GARAGE.

- Minimum Income £33000
- Detached House
- Five Bedrooms
- Three Reception Rooms
- Utility Room
- Spacious Gardens

£1,100 Per calendar month

www.townandcountryproperty.co.uk

22 Chester Road West, Deeside,
CH5 1BX

Tel: 01244 830000
Fax: 01244 811150

homes@tandcdeeside.co.uk

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Details

The property briefly comprises lounge, dining room, study, large kitchen/diner, utility room and downstairs cloakroom. Upstairs there are five double bedrooms, two en-suites and a family bathroom. A long driveway provides off road parking for several vehicles and access to the double garage. To the rear of the property there is a spacious enclosed garden with a patio area. The landlord is happy to accept children and will consider pets but is unable to consider tenants in receipt of benefits or smokers.

A FULLY MANAGED PROPERTY

Lounge

Bright and spacious room to the front of the property with wood effect laminate flooring.

Dining Room

To the rear of the property with wood effect laminate flooring and a french door opening onto the rear garden.

Study

Third reception room to the side of the property.

Kitchen/Diner

Spacious kitchen/diner with french doors opening onto the rear garden and benefiting from a range cooker and dishwasher.

Utility Room

Useful utility area with space for a washing machine and tumble dryer.

Cloakroom

Ground floor cloakroom.

Bedroom One

Spacious master bedroom to the front of the property benefiting from an en-suite

bathroom with shower over the bath.

Bedroom Two

Spacious bedroom benefiting from a Jack and Jill en-suite shower room.

Bedroom Three

Spacious bedroom benefiting from a Jack and Jill en-suite shower room.

Bedroom Four

Spacious double bedroom.

Bedroom Five

Spacious double bedroom.

Bathroom

Family bathroom with shower over a corner bath.

Outside

A long driveway provides off road parking for several vehicles and access to the double garage. To the rear of the property there is a spacious enclosed garden with a patio area.

Additional Information

VIEWINGS:

Strictly by prior appointment with Town and Country - Tel: 01244 830000

OPENING TIMES (Open 6 days a week):

Monday - Friday: 9.00 am - 5:15 pm

Saturday: 10.00 am - 4.00 pm

Bank Holidays: 1.00 pm - 3.00 pm (except Christmas Day, Boxing Day and New Year's Day when we are closed)

Should you require any further information on this or any other of our properties please do not hesitate to contact us.

At Town and Country we pride ourselves on providing proactive property management for both tenants and



40 Fairoaks Drive, Connah's Quay, CH5 4RR

landlords. If you are a landlord looking for an Agent who communicates well and cares as much for your property as you do then please do not hesitate to speak to our Lettings Manager, Pattie Roberts on 01244 830000.

Tenants if you have any questions please do not hesitate to speak to either Jackie Inglis or Kim Williams on 01244 830000.

Fees

A tenant assessment charge of £72 inclusive of VAT for the first person and £60.00 inclusive of VAT for each additional person over the age of 18 is payable prior to references and credit checks being sought. Tenants will be accepted subject to satisfactory checks and at the discretion of the landlord. A non-refundable holding deposit (usually £100) will also be required.

Unless otherwise stated all rental properties are let for a term of six months under an Assured Shorthold Tenancy. To prepare the legal documentation there is a charge of £132 inclusive of VAT. If at the end of the tenancy the Landlord agrees to renew the tenancy a fee of £48.00 inclusive of VAT is payable by the tenant.





DIRECTIONS:

OPENING HOURS:

Our usual opening hours are:-
Monday - Friday 9.00 a.m. - 5.15 p.m.
Saturday 10.00 a.m. - 4.00 p.m.
Bank Holidays 1.00 p.m. - 3.00 p.m.
(except Christmas Day, Boxing Day and
Easter Sunday when we are closed).

These particulars were prepared following initial inspection of the property and the descriptive comments are based upon information supplied by the owner to Town & Country Property Services at the time. These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely upon them as statements or representation of fact, but must satisfy themselves, by inspection or otherwise, as to their accuracy. Neither Town & Country nor any person in their employ has the authority to make or give any representation or warranty whatsoever in relation to the property and these particulars are not to be construed as containing any representation of fact upon which any person is entitled to rely. None of the appliances or fixtures mentioned in these particulars have been tested by Town & Country Property Services. All measurements provided are approximate and cannot be relied upon. Floor plans if provided, are not to scale, are for guidance only and cannot be relied upon.

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TOWN & COUNTRY



Would you like
your property
marketed like this?
CONTACT US
01244 830000

We are an independent estate agency partnership established over 20 years.
We have experience in both sales and lettings and handle property throughout
North Wales, Cheshire and beyond.

We pride ourselves on retaining our independence which allows us to get to know you the customer and truly understand your needs and requirements. We're here to help you whether you are selling or buying, letting or renting, because it is as important to us as it is to you.

From one-bedroom studio apartments to large family and executive homes, Town and Country Property Services are the estate agents to use.

Free Valuations

Want to sell or let your property?

Maybe you just want to find out how much it is worth?

If you'd like one of Town & Country's highly experienced valuers to conduct a **FREE**, no obligation appraisal of your property and discuss current market news and trends, please call us on 01244 830000.

Scan this QR code to view our website townandcountryproperty.co.uk



OUR PROPERTIES ARE ALSO MARKETED ON: