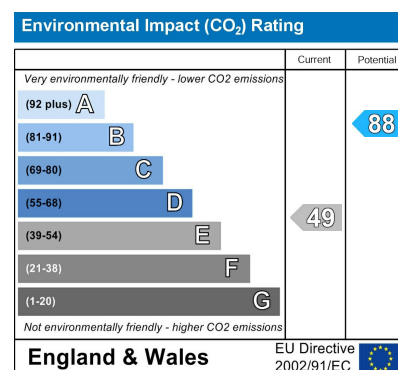
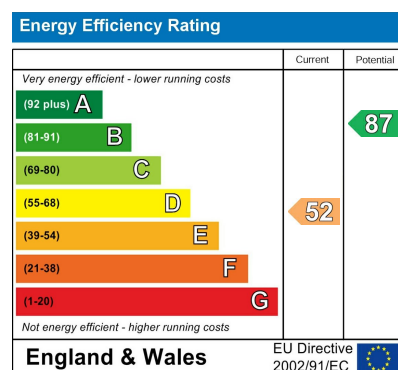




WOODHEAD
OSWESTRY SALES & LETTINGS



Sunlea 2A Holbache Road, Oswestry, SY11 1RP £440 Per calendar month

***** APPLICATION ACCEPTED ***** Woodheads are delighted to present this one bedroom end terrace house to the rental market. This property boasts a garage and benefits from gas central heating and double glazing and is located in a sought after residential road close to Cae Glas park in Oswestry. Viewing is highly recommended to appreciate this property's location, presentation and accommodation.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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DIRECTIONS

Leave our office and proceed left down Leg Street joining Beatrice Street, turn first left into Castle Street. At the crossroads go straight over onto Welsh Walls. Take the fifth exit onto Holbache Road where our property will be visible on the right hand side as indicated by our 'To Let' board.

LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh. Gobowen station is approximately 3 miles and provides links to Chester, North Wales and Birmingham.

ENTRANCE

A UPVC double glazed door leads into:

ENTRANCE HALL

With a straight staircase rising to the first floor accommodation, panelled radiator, telephone point and door leads into:

LIVING ROOM

4.45 x 3.76 (max) (14'07" x 12'04" (max))

The living room has a feature fireplace with wooden mantle and gas fire inset, coving, under stairs storage cupboard, panelled radiator, television aerial point, UPVC double glazed windows to front aspect and a door leads into:



KITCHEN

4.45 x 2.31 (14'07" x 7'07")

(Measurement including fitted units)

The kitchen has a range of base and eye-level fitted

units with a single bowl sink and drainer with mixer tap over, electric oven with a four point gas hob, worktop surfaces, tiling to walls, space and plumbing for washing machine, space for fridge, wooden and glazed window to rear aspect and wooden and glazed frosted door leading out to the rear of the property.



FIRST FLOOR LANDING

With a panelled radiator, UPVC double glazed window to rear aspect and doors leading into the bedroom and bathroom.

BEDROOM

4.22 x 3.48 (13'10" x 11'05")

(Measurements excluding fitted wardrobes)

The bedroom benefits from having a range of built in wardrobes, built in over stairs storage cupboard, panelled radiator, telephone point and UPVC double glazed windows to front aspect.



BATHROOM

3.43 x 1.83 (11'03" x 6'00")

The bathroom has a three piece suite comprising of pedestal wash hand basin, WC, and panelled bath with shower attachment over, tiling to walls, panelled radiator, loft access, built in airing cupboard housing the hot water tank and UPVC double glazed frosted windows to dual aspect.



OUTSIDE

FRONT OF THE PROPERTY

With gated access, a paved pathway leads to the front entrance of the property, boundaries are marked by walls.

GARAGE

With an up and over door, power and lighting supplied and a side door gives access to the rear of the property.



REAR OF THE PROPERTY

With mature shrub and flower borders, a paved pathway gives access to the rear entrance of the property, a sunroom/outside conservatory and an enclosed rear courtyard.



AGENT'S NOTES

The photos were taken at an earlier date when the property was empty.

The property and tenancy will be managed by Woodhead Oswestry Sales & Lettings.

The property is let unfurnished.

The property will initially be let on a standard six month assured shorthold tenancy.

All rentals properties are No Smoking inside.

The tenants will be responsible for the payment of council tax, water charges and other relevant utility bills - unless otherwise stated.

It will be the responsibility of the tenants to maintain all garden areas (unless otherwise agreed with the landlords)

INITIAL HOLDING DEPOSIT

£101.00 - Upon acceptance of your application, you will be asked to sign an initial holding deposit receipt form which clearly sets out the circumstances in which this deposit can or cannot be refunded.

DEPOSIT

£505.00 - The deposit will be protected by My Deposits

CLIENT MONEY PROTECTION INSURANCE

As a member of The Property Ombudsman, Woodhead Oswestry Sales & Lettings have in place client money protection insurance provided by Client Money Protect

PARTICULARS

All measurements mentioned in these letting particulars are approximate.

VIEWING

Strictly by appointment through the letting agents.

Woodhead Oswestry Sales & Lettings 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044

HOURS OF BUSINESS

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed

A 24 hour answer phone service is available.