

# Town & Country

Estate & Letting Agents



**West Felton, SY11 4HW**

**£1,600 Per Calendar Month**

Town and Country offer this charming three bedroom detached house on the outskirts of West Felton, Oswestry for let. This delightful detached house offers a perfect blend of comfort and style. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The inviting living spaces are filled with natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings at home. The house boasts three well-proportioned bedrooms, providing ample space for family members or guests. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. Additionally, the property features two modern bathrooms and well equipped fitted kitchen, designed for convenience and comfort. Externally the grounds extend around the property with parking for a number of vehicles. The beautiful open, rural backdrop provides a truly delightful place to call home. Reference and credit checks will be carried out on every Applicant and Guarantor wanting to be named on the contract.

## Accommodation Comprises;

### Lobby 4'7" x 3'11" (1.4m x 1.2m )

The lobby has a door to the front and a door leading into the hallway.

### Hallway 4'7" x 21'3" (1.40m x 6.5m )

The bright L shaped hallway has doors leading to the living room, dining room, bathroom and the bedrooms. There is wood flooring and a radiator.

### Lounge 14'5" x 14'9" (4.40m x 4.5m)



The good sized, bright living room has a bay window to the front and window to the side of the property overlooking the gardens and views beyond, an inset log burner on a tiled hearth and with a beam over. Stairs lead to the first floor accommodation.

### Lounge Additional Photo



### Dining/ Family Room 11'1" x 11'1" (3.40m x 3.40m )



The dining/ family room has wood flooring, a window to the side overlooking the garden, built in alcove cupboard and an archway leading through to the kitchen.

### Bathroom 6'10" x 8'2" (2.10m x 2.50m )



The modern bathroom has a window to the rear, a w/c, a wash hand basin on a vanity unit and a radiator. There is a panelled bath with main shower and glass screen over, part tiled walls and tiled floor.

### Kitchen 11'2" x 6'6" (3.42m x 2.00m)



The modern, fully fitted kitchen comprises a range a base and wall mounted units with worktop over, stainless steel sink and drainer with mixer tap over, space for cooker with extractor hood over and space and plumbing for washing machine and dishwasher. There are two windows to the side aspect and tiled flooring.

### Bedroom Two 11'1" x 11'1" (3.40m x 3.40m)



The second bedroom has a window to the side, wood flooring, a radiator, focal inset fireplace and French doors leading out onto the garden.

### Bedroom One 11'1" x 14'9" (3.40m x 4.50m )



The principle bedroom has a bay window to the front overlooking the gardens, a window to the side, wood floors, a radiator and a inset fire place with decorative tiles and surround.

### Additional Photo



### Additional Photo



### Additional Photo

## First Floor

The staircase from the lounge leads to the first floor accommodation.

### First Floor Bedroom 18'8" x 14'9" (5.70m x 4.50m )



The first floor bedroom is a great size and has Velux windows, exposed wood beams and a door leading to the en-suite.

### Additional Photo



## Ensuite WC 5'6" x 8'2" (1.70m x 2.50m)



The en-suite has a w/c, a wash hand basin with mixer tap over, a shaver point, tiled floor, storage space and exposed wood beams.

### To The Outside



### Driveway



### Additional Photo

#### Parking

To the front of the property gates lead onto the property with a lawned and shrubbed area that wraps around the property and a large gravelled driveway provides parking for several vehicles

## **Additional Photo**

## **Additional Photo**



## **To the Rear**

To the rear of the property is a patio area with further lawned gardens and fenced and hedge boundaries. The open aspect takes in the beautiful surrounding scenery.

## **Council Tax**

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

## **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## **To Book a Viewing**

To view this property please register interest by completing an interest to view form through Rightmove.co.uk or E-mail (to request an enquiry form) [lettings@townandcountryoswestry.com](mailto:lettings@townandcountryoswestry.com).

Viewing is strictly by appointment only.

## **Services**

The agents have not tested the appliances listed in the particulars.

## **Tenant Information**

Information for tenants:

Rent: £1,600 per calendar month

Deposit: £1,600 Equivalent to 1 Months Rent

Council Tax Band: C (Shropshire Council)

Term: Assured Shorthold Tenancy for a minimum period of 6 months

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

Variation of Contract (Tenant's Request): £50 (INC VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

Change of Sharer (Tenant's Request): £50 (INC VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs

associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Keys: Lost Key(s) or other Security Device(s):** Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour (INC VAT) for the time taken replacing lost key(s) or other security device(s).

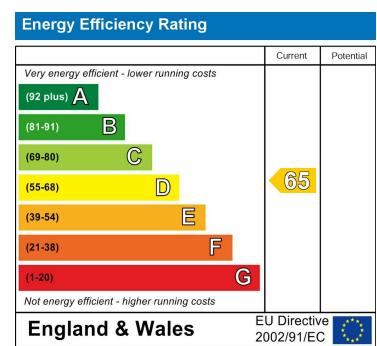
**Early Termination (Tenant's Request):** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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