Town & Country

Estate & Letting Agents









Fairfield House, Gobowen, SY11 3JY

£750 Per Month

Welcome to Fairfield House, a charming apartment located on Old St Martins Road in the picturesque village of Gobowen. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a tranquil living environment.

The apartment features a spacious reception room, providing an inviting space for relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample room for rest and privacy. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the standout features of this property is the dedicated parking space for one vehicle, along with the added benefit of a garage, providing secure storage for your vehicle or additional belongings. This is particularly advantageous in a village setting, where parking can often be a challenge.

Fairfield House is situated in a serene area, allowing residents to enjoy the peaceful surroundings while still being within easy reach of local amenities. Gobowen offers a friendly community atmosphere, with shops, schools, and recreational facilities nearby.

Directions
From our Oswestry office take the Gobowen road out of town. On reaching the roundabout take the second left towards Gobowen. On entering the village proceed over the level crossing and turn right onto Old Whittington Road. Turn first left onto Old St Martins Road and proceed to the end where the driveway for the flat will be seen on the left hand side.

Hallway
With part glazed door to the rear and stairs down to the front door

Inner Hallway
With radiator.

Lounge



With bay window to the front, coved ceiling, picture rail, television point and radiator.

Kitchen/Diner



With base and wall units, stainless steel sink and drainer unit with mixer tap over, vinyl flooring, window to the rear, plumbing for washing machine, electric oven, ceramic hob, chimney extractor fan , Worcester boiler and space for fridge.

Additional Photo





Bedroom One



With two window to the front and radiator.

Additional Photo



Bedroom Two



With window to the rear and radiator.

Bathroom



With W/C, wash hand basin with mixer tap over, double shower cubicle, vinyl flooring, heated towel rail and aqua panelling.

Rear Garden

Includes a garage with parking.

Tenure/Council Tax

We understand the property is currently freehold, although we are informed by the vendors that the solicitors intend to make both apartments 2 and 4 leasehold with an equal share in the freehold upon completion. Purchasers must make their own enquiries via their solicitor.

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

To View

To view please complete an interest to view form through Rightmove,
Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party , therefore completing the interest to view form does not guarantee a viewing.

Hours of Business

Monday - Friday - 9.00 - 500
Saturday - 9.00 - 2.00

Services

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

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com -
VERY COMPETITIVE FEES FOR SELLING.

Additional Information

Additional Information
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm s employment has the authority to make or give any representation or warranty in respect of the property.

Tenant Information

Information for tenants:
Rent: £800.00 per calendar month
Deposit: £800.00 Equivalent to 1 Months Rent
Council Tax Band: A (Shropshire Council)
EPC - C
Term: Assured Periodic Tenancies

Measurements: All measurements are approximate
Services: We are advised that mains water, gas and electric are available
Variation of Contract (Tenant's Request): £50 (+ 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 (+ 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 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 (+ VAT) for the time taken replacing lost key(s) or other security device(s).

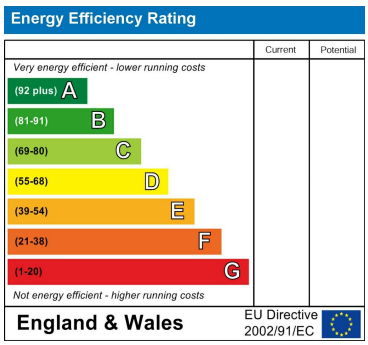
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: LETTINGS@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk