

Town & Country

Estate & Letting Agents



11 Llys Close, Oswestry, SY11 2UZ

£795 PCM

Welcome to this charming semi-detached house located on Llys Close in the picturesque town of Oswestry perfect for those seeking comfort and convenience. With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals looking for extra space.

Freshly painted in a neutral palette with brand-new carpeting for a move-in-ready feel

The large conservatory is a standout feature, allowing natural light to flood the home and offering a delightful space to enjoy the garden views throughout the seasons. The property has been newly decorated, ensuring a fresh and contemporary feel throughout.

The low-maintenance back garden is perfect for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces.

Situated in a quiet and friendly neighbourhood, this property is well-positioned to take advantage of local amenities, schools, and transport links.

****Unfortunately the landlord does not permit pets at this property****

Directions

From Oswestry Town Centre take the Salop Road heading out of town. Carry onto Shrewsbury Road turning left onto College Road, proceed past the Leisure Centre then taking the second turning on the right into Llys Road. Proceed along and turn left into Llys Close where the property will be seen on the right.

Accommodation Comprises:

Entrance Hall

With radiator, telephone point, door leading to the lounge and stairs up to the first floor.

Lounge 10'0" x 13'0" (3.05 x 3.96)

Having a window to the front, coved ceiling, laminate flooring, TV aerial, gas fireplace with brick surround and slate hearth. A door leads through to the kitchen.

Additional Photograph

Kitchen 10'0" x 13'0" (3.05 x 3.96)

Having fitted kitchen base and wall units in Beech, Beko electric integrated oven and hob, stainless steel single drainer sink with mixer tap over, plumbing for a washing machine and dishwasher, window to the rear, space for an American fridge freezer, tiled flooring, breakfast bar, spotlights and large understairs storage cupboard.

Additional Photograph.

Sun Room/Dining Room 10'0" x 11'0" (3.05 x 3.35)

This is a light and airy space having a Upvc glass ceiling, windows to the rear, double Upvc doors leading on to the rear garden, radiator and laminate style tiled flooring.

Landing

With doors leading off to the bedrooms and bathroom, large storage cupboard and loft access. The loft has a ladder and light, it is also half boarded for storage.

Bedroom One 13'7" x 11'6" (4.14 x 3.51)

Having duplex windows to the front, built in wardrobe and a radiator.

Bedroom Two 11'3" x 7'1" (3.43 x 2.16)

With a window to the rear, laminate flooring and a radiator.

Bathroom 7'1" x 6'2" (2.16 x 1.88)

With a window to the rear, three piece white bathroom suite comprising of WC, pedestal wash hand basin, bath with mixer tap and shower attachment over, vinyl flooring and a radiator.

Front Garden

With a pathway leading to the Upvc front door under

a covered canopy porch, lawned with flower and shrub borders.

Rear Garden

Outside light, outdoor tap, slabbed and gravelled area, raised decked seating area, gate leading to parking area. The garden is enclosed by fence panelling.

Parking Area

Parking for two cars.

Hours Of Business

Monday - Friday - 9.00 - 5.00

Saturday - 9.00 - 2.00

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.

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: £795.00 per calendar month

Deposit: £795.00 Equivalent to 1 Months Rent

Council Tax Band: A (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 (+ 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

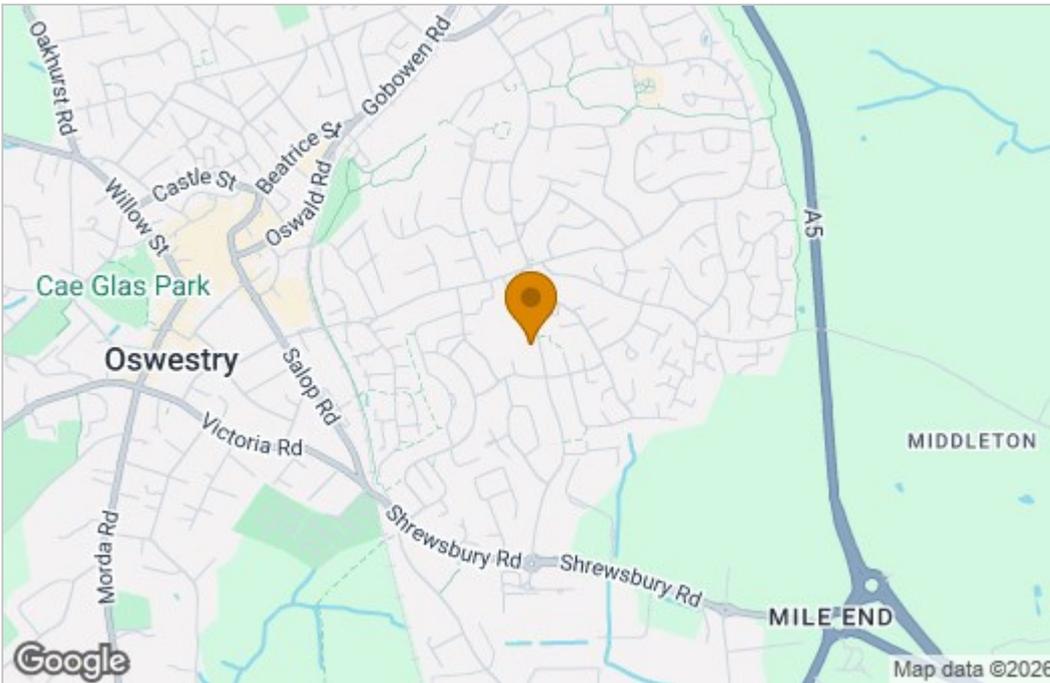
of new legal documents.

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).

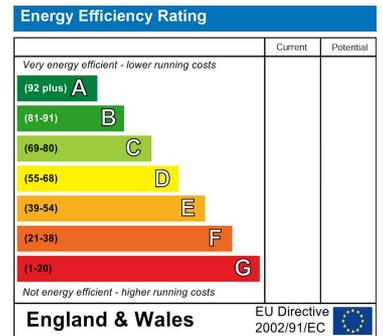
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

Floor Plan

Area Map



Energy Efficiency Graph



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