

# Town & Country

Estate & Letting Agents



**8 Park Terrace, Whittington Road, Oswestry, SY11 1JA**

**£750 Per Month**

Nestled on Park Terrace, Whittington Road in the charming town of Oswestry, this stunning two-bedroom mid-terrace house offers a delightful blend of modern living and convenience. Recently renovated throughout, the property boasts a fresh and contemporary an ideal choice for those seeking a comfortable rental.

Spanning an impressive 635 square feet, the house features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The two bedrooms provide ample space for relaxation and rest, while the thoughtfully designed bathroom ensures both functionality and style.

Situated on the edge of town, this property benefits from a peaceful setting while remaining within easy reach of local amenities, schools, and transport links.

This property is a must-see. Do not miss the opportunity to make this beautiful house your new home.  
Please note applications from pet owners are not being considered at this time.



### Directions

From Our Oswestry office proceed out of town on the Gobowen Road. Turn right onto Whittington Road and Park Terrace will be seen on the left hand side just before Colour Supplies. Follow the pathway up to the properties where the property will be found on the left.

### Accommodation Comprises

**Lounge 11'3" x 11'10" (3.45m x 3.62m)**



The open plan lounge and kitchen/dining room has a window to the front, a school style radiator, wood laminate flooring running throughout and a door to the front. There are stairs leading off to the first floor, an under stairs storage area and cupboard along with a fireplace provision with an oak beam over.

### Additional Photo

**Kitchen/Dining Room 11'3" x 9'10" (3.45m x 3.00m)**



The kitchen is fitted with a beautiful range of base and wall units in a navy colour with contrasting woodwork surfaces over, built in electric oven, four ring gas hob, chimney style extractor fan, single bowl sink with a mixed tap over, part tiled walls, a window to the rear, a part glazed door to the rear,

vertical modern column radiator, wood laminate flooring, wall mounted Worcester boiler and plumbing for a washing machine, breakfast bar and spotlighting.

### Additional Photo

### Additional Photo



### Landing

The landing has a loft hatch and doors leading to the bedrooms and bathroom.

**Bedroom One 11'11" x 11'3" (3.64m x 3.45)**



Bedroom one has a window to the front and a radiator with recess for wardrobes



### Additional Photo



### Additional Photo



### Bedroom Two 5'6" x 9'10" (1.70m x 3.01m)



Bedroom two has a window to the rear. radiator and coved ceiling.

### Bathroom

The lovely bathroom has a newly fitted suite with a panelled bath with a mixer tap and mains powered shower over with two showerheads and a glazed screen. A low-level WC, a vanity unit with a wash hand basin and mixer tap, heated towel rail, fully tiled walls and floor with recessed shelving. With spotlighting, an extractor fan and a window to the rear.

### Front Garden



The good sized front garden is lawned with a fence boundary.

### Rear Garden



To the rear there is a yard area with a garden shed and hardstanding.

### **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 must 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.

### **Tenure/Council Tax**

We understand the property is freehold, although 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.

### **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 your interest by completing an interest to view form via [Rightmove.co.uk](http://Rightmove.co.uk) or request a copy of the form by emailing [lettings@townandcountryoswestry.com](mailto:lettings@townandcountryoswestry.com)

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Tenant Information**

Information for tenants:

Rent: £750.00 per calendar month

Deposit: £750.00 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.

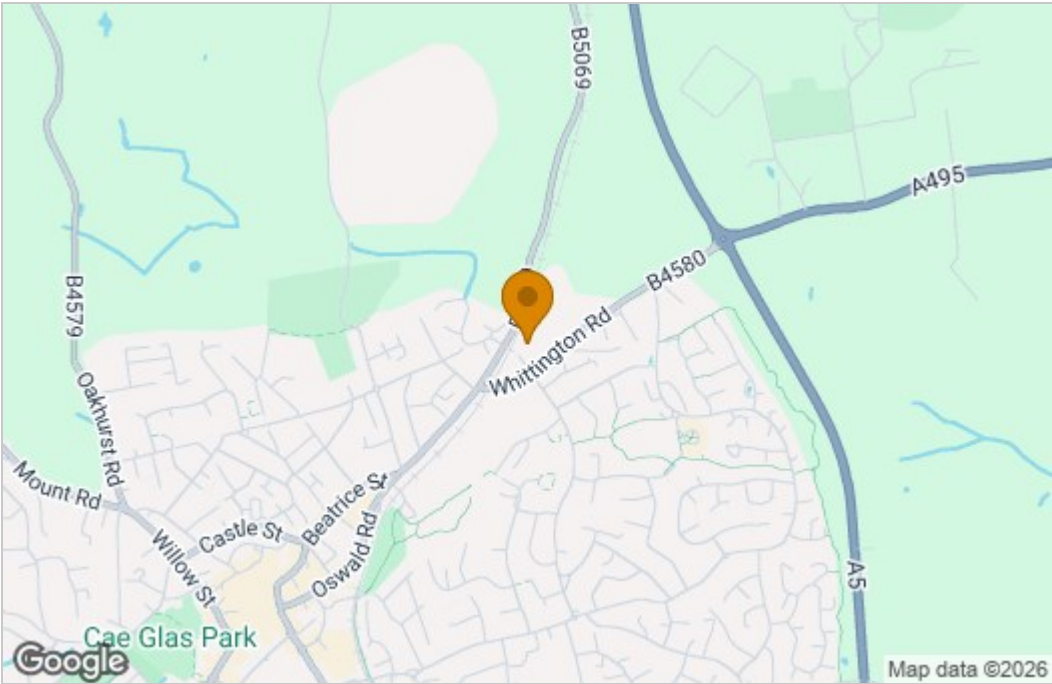
Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons 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.

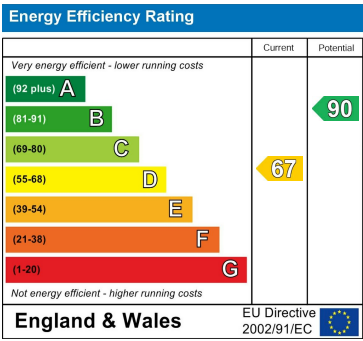


Floor Plan

Area Map



Energy Efficiency Graph



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