Town & Country
Estate & Letting Agents

3A Station Road, Oswestry, SY11 4DA

£750 Per Month

Welcome to this charming two-bedroom flat located at 3 Station Road in the picturesque village of Whittington, Oswestry. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a peaceful retreat.

As you enter the flat, you are greeted by a warm and inviting atmosphere. The spacious living area is filled with natural light, creating a bright and airy space for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality, providing ample storage and workspace for all your culinary needs.

The flat features two comfortable bedrooms, each offering a serene space to unwind after a long day. The bathroom is modern and well-maintained, ensuring a pleasant experience for residents.
Situated in a convenient location, this property is close to local amenities, including shops, schools, and public transport links, making it easy to access the surrounding areas. Additionally, there is an upstairs one-bedroom flat available to let, providing further options for those interested in expanding their living arrangements. The inclusive rent of £750 covers monthly gas costs

Directions
Proceed out of Oswestry on Whittington Road. At the roundabout take the A495 exit into Whittington, upon entering the village, the property will be viewed on your left hand side.

Porch
With a shared entrance porch leading to the front door.

Hallway
With large understairs cupboard, door to lounge, bathroom and bedrooms and radiator.

Lounge/Dining

An open plan living space leading to dining area and kitchen and radiator.

Additional Photograph

Additional Photograph

Kitchen

With a good range of base and wall units, integrated oven with hob above, stainless steel sink and drainer unit, extractor fan, space for fridge/freezer, vinyl flooring and doorway to utility and cloakroom

Additional Photograph

Utility
With plumbing for washing machine and space for tumble dryer.

Cloakroom
With W/C, wash hand basin, Worcester boiler and vinyl flooring.

Rear Hall
with a door leading to the outside of the porperty.

Bedroom One

A generously sized master bedroom with window to the front and radiator.

Bedroom Two

A second double bedroom with a window to the front and radiator.

Bathroom

with vinyl flooring, panelled bath with shower over and shower screen, W/C, wash hand basin, heated towel rail, large airing cupboard and radiator.

Rear Garden

Offering off road parking for one vehicle at the side of the property, there is also shared on street parking bay at the front of the property.

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 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.

Services

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

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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

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.
"Photographs in this brochure have been digitally optimized for brightness and virtually staged with decorative items (such as plants) to show the property's potential. These enhancements do not alter permanent structural features, fixtures, or fittings. Prospective tenants are advised to verify all details during a physical viewing.

Tenant Information

Information for tenants:
Rent: £750.00 per calendar month(inc Gas)
Deposit: £750.00 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

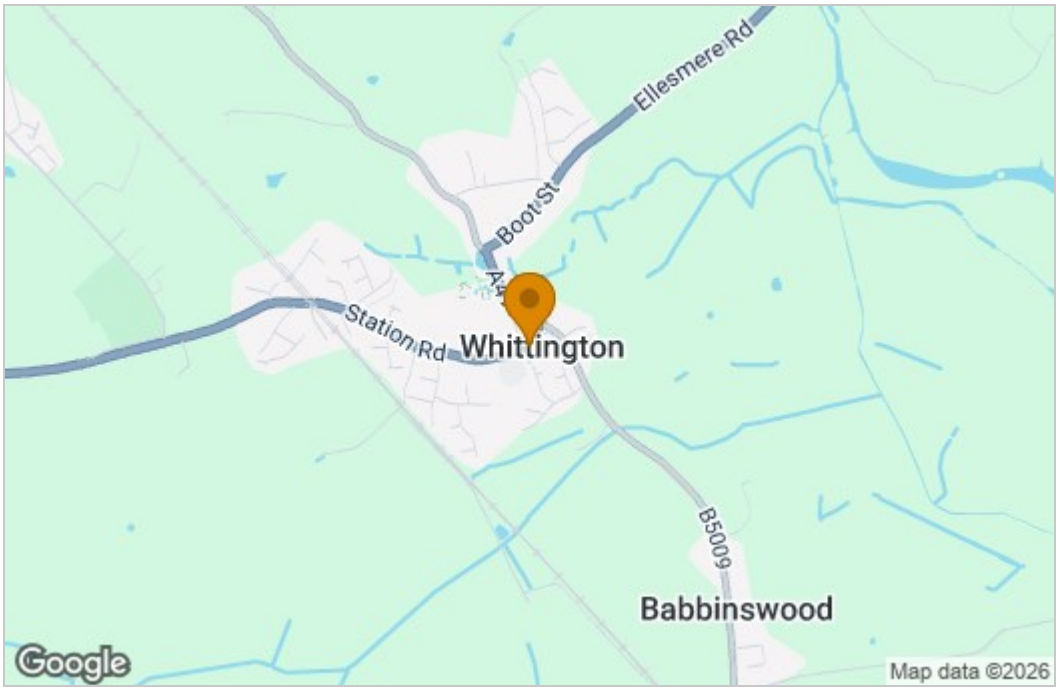
documents
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution 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).

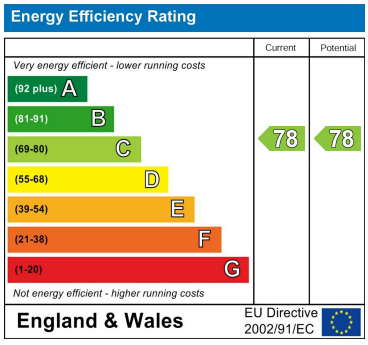
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

Floor Plan

Area Map



Energy Efficiency Graph



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