

Town & Country

Estate & Letting Agents



Rosemount Twmpath Lane, Oswestry, SY10 7AF

£950 Per Month

Nestled on Twmpath Lane in the charming village of Gobowen, Oswestry, this delightful semi-detached house is now available to let. Boasting three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable and convenient living space.

The house features a spacious layout, allowing for both relaxation and entertaining. The living areas are bright and inviting, providing a warm atmosphere to come home to. The bathroom is functional and well-maintained, catering to the needs of modern living.

One of the standout features of this property is its prime location, situated directly opposite the local hospital. This offers not only convenience for healthcare professionals but also easy access to essential services for all residents. The surrounding area is peaceful, yet it is well-connected to local amenities, ensuring that everything you need is within reach.

With its appealing combination of space, comfort, and location, this semi-detached house on Twmpath Lane presents an excellent opportunity for those looking to make Gobowen their home. Do not miss the chance to view this property and experience all it has to offer.

Entrance Hallway

With window to the front, Worcester boiler, radiator and stairs leading off to the first floor.

Lounge



With window and door to the rear, gas log burner style stove. floorboards, built in cupboard and radiator.

Additional Photograph



Dining Room



With window to the rear, cast iron fireplace surround and parquet flooring.

Kitchen



With base and wall units with wooden worktops over, 2 windows to the front, Belfast sink and pantry off with window to the front, tiled flooring, window to the side, plumbing for washing machine and dishwasher and radiator.

Additional Photograph



Additional Photograph



Cloakroom

With window to the side, tiled flooring, wash hand basin, W/C and stable door to the side.

Landing

With window to the front, cupboard off and attic fully boarded

Bedroom One



With window to the rear, fireplace, floorboards and radiator.

Bedroom Two



With two window to the rear, built in wardrobe and radiator.

Bedroom Three



With window to the front, built in wardrobes and shelving and radiator.

Bathroom



With freestanding bath, wash hand basin on vanity unit with mixer tap over, W/C, built in cupboard, vinyl flooring, two windows to the side and radiator.

Front Garden

With gravelled driveway offering off road parking for several vehicles.

Rear Garden



With large lawned and shrubbed area, patio, shed and outside tap.

Additional Photograph



Additional Photograph



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.

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.

Tenant Information

Information for tenants:

Rent: £950.00 per calendar month

Deposit: £950.00 Equivalent to 1 Months Rent

Council Tax Band: A (Shropshire Council)

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

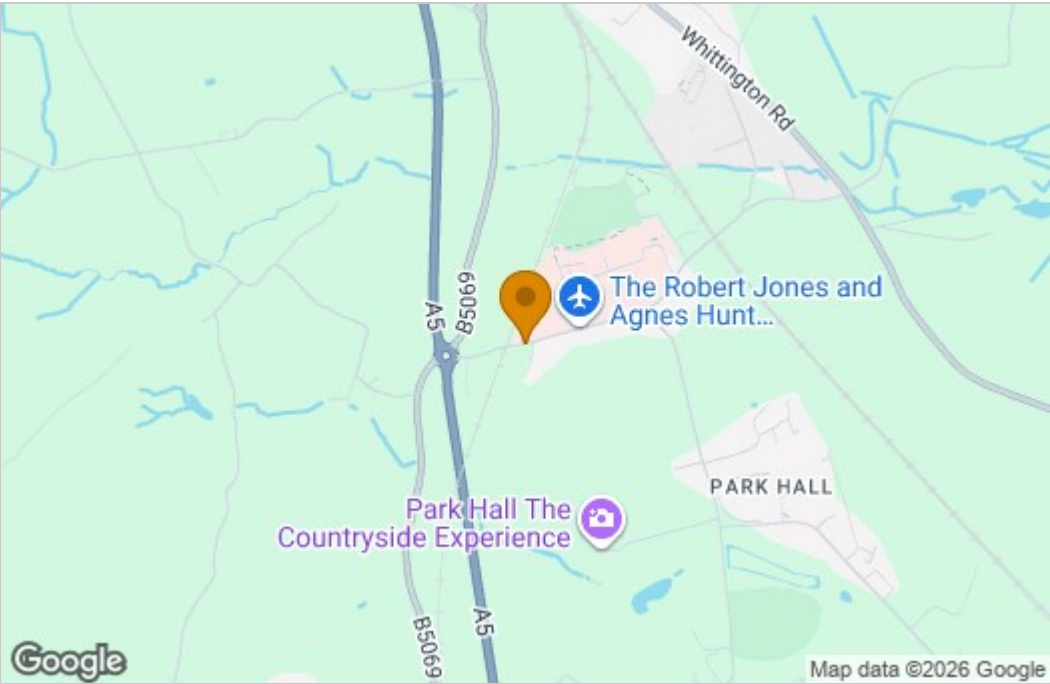
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new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

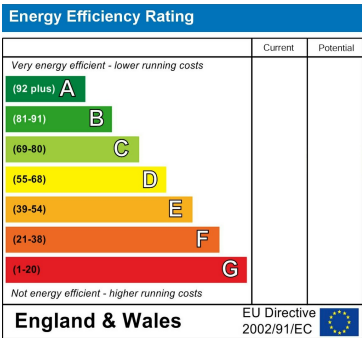
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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