

# Town & Country

Estate & Letting Agents



## Park House Halston, Oswestry, SY11 4NS

**£1,895 Per Calendar Month**

Nestled in the charming village of Whittington, Oswestry, this stunning detached bungalow offers a perfect blend of modern living and comfort. Built in 2019, the property has been thoughtfully renovated to create a unique and inviting home. Spanning an impressive 1,733 square feet, this spacious residence features five well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The heart of the home is undoubtedly the open-plan living area, which seamlessly combines the two reception rooms into a bright and airy space, ideal for entertaining or relaxing with loved ones. The contemporary design is complemented by large windows that flood the rooms with natural light, enhancing the overall sense of warmth and openness.

With two modern bathrooms, this bungalow ensures convenience for all occupants, making morning routines a breeze. The layout has been carefully considered to provide both privacy and communal areas, catering to the needs of a modern lifestyle.

Set in the picturesque surroundings of Whittington, residents can enjoy the tranquility of village life while still being within easy reach of local amenities and the vibrant town of Oswestry. This property is not just a home; it is a lifestyle choice, offering a unique opportunity to own a beautifully designed bungalow in a sought-after location. Whether you are looking to settle down or invest in a remarkable property, this bungalow is sure to impress.

### Directions

From Oswestry take the Whittington Road out of town and at the roundabout junction with the A5 continue straight ahead, second exit, towards Whittington onto the A495. Upon entering the village proceed over the level crossing and proceed along before turning left at the junction. Take the first right by the pond onto Boot Street. Proceed along and out of the village just after the left hand turning for Hindford, the driveway will be seen on the right hand side identified by our To Let board. Follow this driveway for approximately 1/4 of a mile where the property will be found on your right hand side.

### Accommodation Comprises;

**Hallway 11'8" x 11'3" (3.57 x 3.44m)**



A spacious hallway with a window to the front and doors to all rooms, tiled floor and a double cupboard housing hot water tank and heating controls.

**Study/Bedroom Five 11'6" x 7'4" (3.53 x 2.24m)**



With a window to the front, this is a very versatile room.

**Cloakroom 3'3" x 6'6" (1.00 x 2.00m)**



With a window to the front, W/C, wash hand basin, panelled walls and a tiled floor.

**Bathroom 6'10" x 7'6" (2.10 x 2.31m)**



With a window to the front, W/C, wash hand basin on a vanity unit, bath with shower over, heated towel rail, extractor fan and tiled floor.

**Bedroom Two 10'4" x 11'1" (3.17 x 3.38m)**



A double room with windows to the front and to the side and spotlighting.

**Bedroom Three 11'1" x 10'4" (3.40 x 3.15m)**



A double room with windows to the rear and to the side and spotlighting.

**Bedroom Four 12'0" x 11'1" (3.67 x 3.38m)**



Another good sized double room with a window to the rear and spotlighting.

**Principal Bedroom 16'8" x 10'5" (5.10 x 3.20m )**



With two windows to the rear, two double wardrobes with rails for hanging, wall lights and a door to the en-suite shower room.

**En-suite Shower Room 6'0" x 7'8" (1.84 x 2.36m)**



With a large shower cubicle with glass screen, W/C, wash hand basin on a vanity unit, heated towel rail, extractor fan, tiled floor and a floor to ceiling linen shelves.

**Utility Room 7'3" x 11'7" (2.23 x 3.55m )**



With a door to the rear, base units with worktop, stainless steel sink with drainer and mixer tap, tiled floor and plumbing and space for appliances.

**Open Plan Living/Dining/Kitchen 27'3" x 22'9"**  
**(8.31 x 6.95m)**



The heart of the home, and flooded with windows all round including velux windows and a fantastic floor to ceiling feature window with door to the outside patio. There is a log burning stove on a glass plinth and a tiled floor throughout. The high quality kitchen has a good range of base and wall units and a large island unit with breakfast bar and storage. Stainless steel sink with drainer and mixer tap over. Integral Bosch electric hob and double oven with extractor fan over, fridge and freezer, and integral Bosch dishwasher.

**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Lounge Windows**



### Log Burning Stove



### Additional Photograph



### Grounds & Gardens



Accessed from the main road the property has a long shared driveway, with its own gated entrance making it very private. Surrounded by its own grounds in a stunning quiet rural location, there is plenty of space for pets and children. With a large patio, there is ample space for entertaining, outdoor dining and gardening.

### Carport & Store

There is parking for multiple vehicles and a double carport. To the side of the carport is covered storage area, ideal for outdoor tools and equipment.

### Additional Photograph



### The Surrounding Area



### Driveway



### 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 interest by completing an interest to view form through [Rightmove.co.uk](http://Rightmove.co.uk) or E-mail [lettings@townandcountryoswestry.com](mailto:lettings@townandcountryoswestry.com). Viewing is strictly by appointment only.

### Tenant Information

Information for tenants:  
Rent: £1895 per calendar month  
Deposit: £1895 Equivalent to 1 Months Rent  
Council Tax Band: E (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 (INC 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 (INC 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 (INC 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.

### **Services**

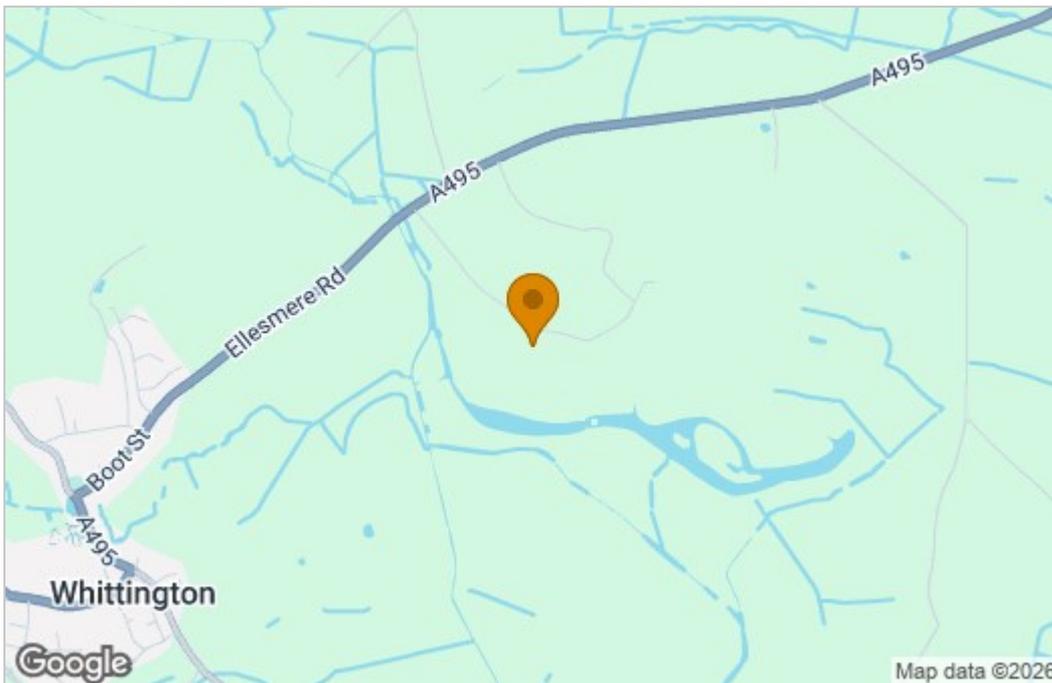
The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

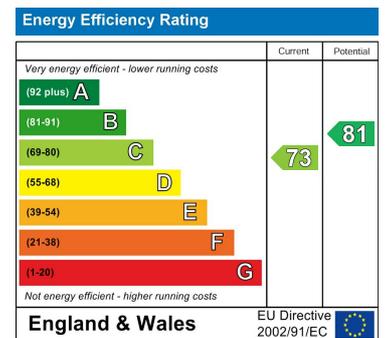
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

## 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 firm's 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: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk