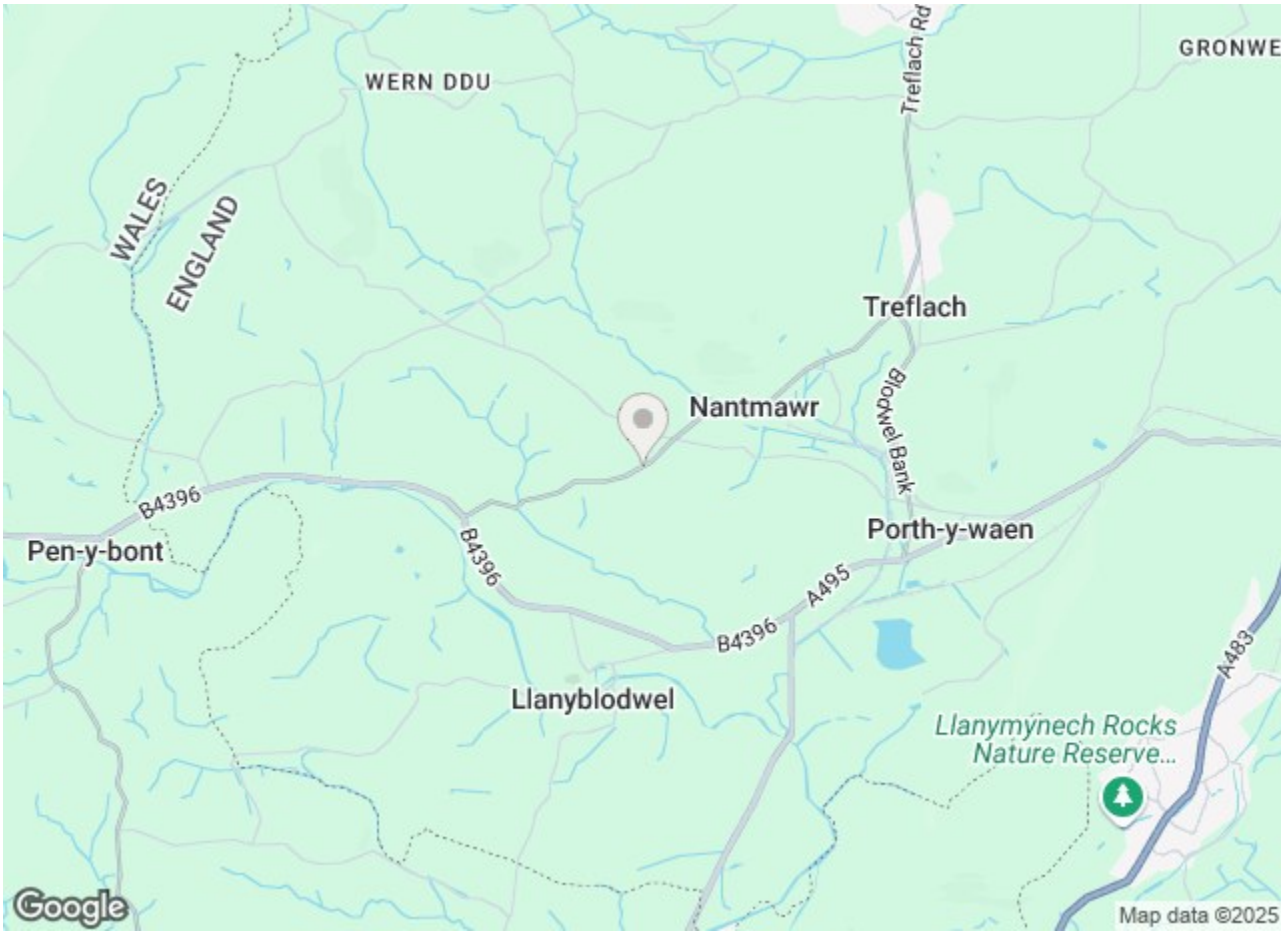


TO LET

3 Prospect Farm, Nantmawr, Oswestry, SY10 8NE



TO LET

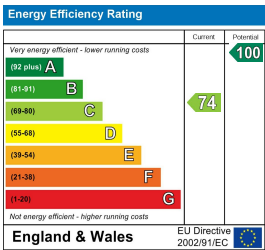
£600 PCM

3 Prospect Farm, Nantmawr, Oswestry, SY10 8NE

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

**Oswestry Lettings**  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: [oswestry.lettings@halls.gb.com](mailto:oswestry.lettings@halls.gb.com)



Halls is pleased to present a rural bedsit situated on a farm benefiting from parking and utility cost included.



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01691 670 320





1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Utility Included
- Parking
- Rural Area
- Oil Heating
- Tax Band A
- Available Now

**DISCRPTION**

Nantmawr is a popular rural residential area, enjoying the best of country living with picturesque scenery and country walks, yet within 5 miles of Oswestry. The area enjoys village Post Office and convenience stores in Trefonen with larger shopping facilities available in Oswestry. The A5 at Oswestry and the A483 give easy access to daily travelling to Wrexham/Chester to the north west and to Shrewsbury and Telford to the south and Welshpool and Newtown to the West.

**DIRECTION**

From Halls Oswestry office proceed through the town bearing left where the road splits into Church Street, passing the church to your right hand side. Turn right at the traffic lights, proceed along here for 3 miles to Trefonen and pass through the village. Continue along and pass through the next village of Treflach. Proceed for another 1.5 miles into Nantmawr and proceed through the village, over the bridge and over the crossroads and Prospect Farm will be viewed on your left hand side.

**KITCHEN**

9'6" x 12'8" (2.92 x 3.88)

A fitted kitchen with integrated fridge/freezer and oven and hob, washing machine and door through to the bedroom/living area and window to the rear elevation.

**BEDROOM/SITTING ROOM**

12'8" x 13'2" (3.88 x 4.03)

With window to the rear elevation and door to the En Suite Shower Room.

**EN-SUOTE SHOWER**

5'4" x 6'6" (1.64 x 1.99)

With window to front elevation and a three piece suite in white comprising a shower with mixer shower, WC and was hand basin in white.

**PARKING**

Out side of the property and guest parking near garage.

**AGENT NOTE**

Utility's cost are included, expect council tax and wifi/broadband.

**HOLDING DEPOSIT**

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

**DEPOSIT**

£721.00 To be held in the Deposit Protection Service.

**VIEWINGS**

Accompanied by Halls Lettings agent. (01691) 670 320.