





12 Maes Hafren, Crew Green, Shrewsbury, SY5 9BT
£795

A three bedroom semi detached family home situated in a cul de sac location within a popular village.



The accommodation benefits from UPVC double glazing and oil central heating. The accommodation comprises; Reception Hall, Kitchen, Lounge Dining Room, Landing, Three Bedrooms, Family Bathroom, Garden, Driveway Parking.

Crew Green offers the facilities of a pub and primary school together with delightful country walks being available close by. The various villages in the locality provide a small selection of basic amenities, however, Shrewsbury is easily accessible and provides a comprehensive shopping centre, sports and social facilities together with a rail service. In addition the A5 commuter route on the west side of town links through to the M54 motorway to Telford. Ready access is also gained to the thriving market towns of Welshpool and Oswestry, with Mid-Wales and the Welsh coast readily accessible.

No pets. Available 5th September.

Rent: £795pcm
Deposit: £910
Holding Deposit: £180

Entrance Hall

With wooden style flooring and radiator. Door to understairs storage cupboard. Door to;

Store Cupboard

3'34" x 2'33" (0.91m x 0.61m)
With window to front.

Kitchen

9'53" x 7'08" (2.74m x 2.34m)

Lounge Diner

15'22" x 13'60" (4.57m x 3.96m)

Stairs rise from Entrance Hall to First floor landing with access to loft space, window to side, wooden style flooring and airing cupboard.

Bedroom 1

10'05" x 9'47" (3.18m x 2.74m)

Bedroom 2

9'25" x 7'08" (2.74m x 2.34m)

Bedroom 3

8'79" x 6'14" (2.44m x 1.83m)

Bathroom

7'07" x 5'58" (2.31m x 1.52m)
a white suite comprising of panelled bath with shower unit over, wash hand basin and low flush wc set into vanity unit. splash board surround to walls. Heated towel rail and tiled flooring. Extractor fan.

Outside

The property is approached from the cul de sac leading to driveway providing parking for two vehicles. The Front garden is mainly laid to lawn with pathway. Side gated access leads to rear garden which has a sun terrace with garden shed. Steps leading to lawn area. The garden is fully enclosed with fencing.

Term

Minimum occupation contract of 6 months

Viewings

By appointment only through Roger Parry & Partners

Measurements

All measurements mentioned in these letting particulars are approximate

Council Tax Band D

Powys County Council

EPC Rating D

For a full copy of the Energy Performance Certificate please contact agents

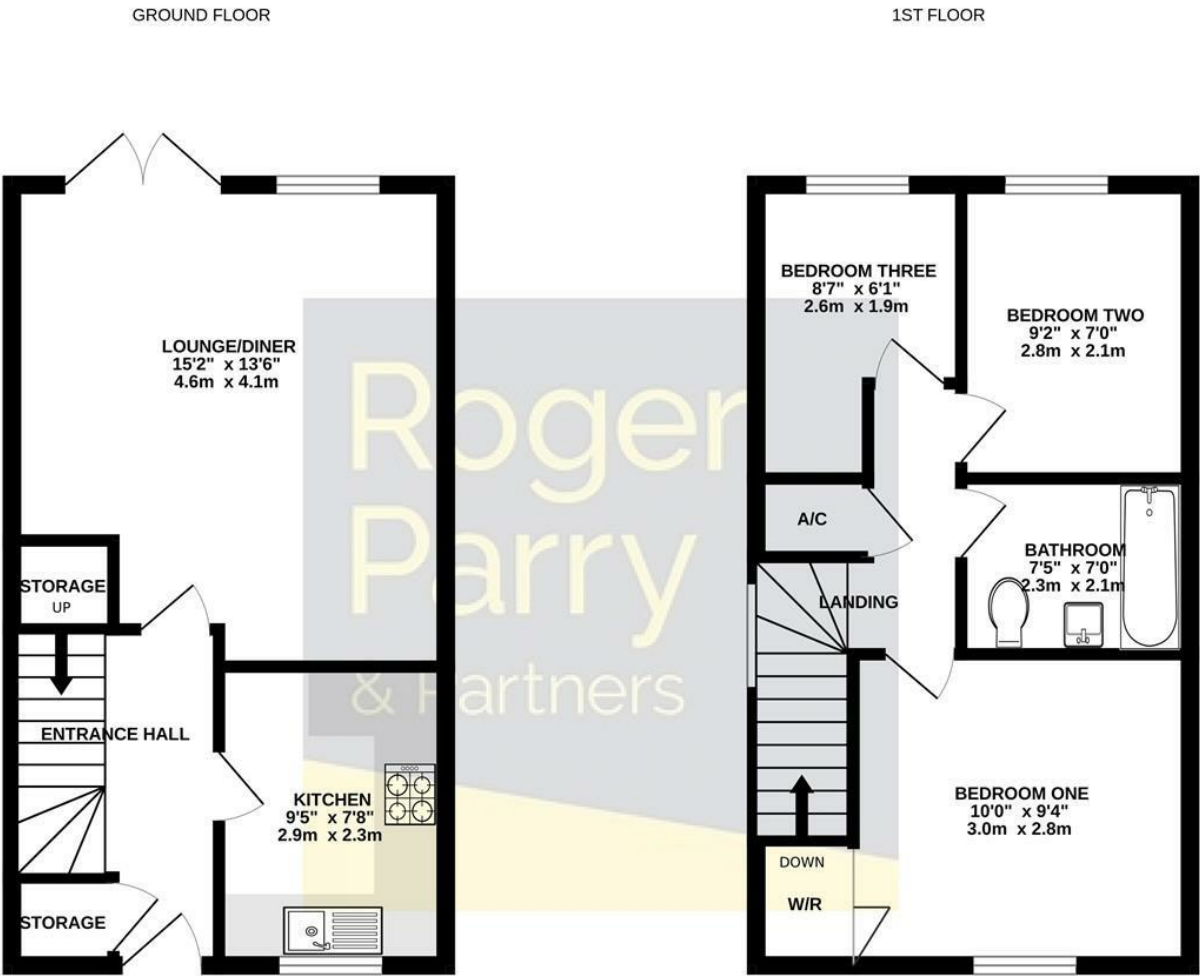
Tenancy Deposit

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Holding Deposit

PLEASE READ CAREFULLY. Before your application can be fully considered, you will need to pay Roger Parry & Partners a holding deposit equivalent to one weeks rent for the property you are interested in. It is important that you know your legal rights, you should feel free to seek independent legal advice before signing this, or indeed any other document that we put before you. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, a longer period will only be allowed when agreed upon by both parties. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Roger Parry & Partners. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Roger Parry & Partners or Rightmove Landlord & Tenant Services, and if it becomes apparent that you have provided us with false or misleading information as part of your tenancy application, then again your holding deposit will not be returned. It will be retained by Roger Parry & Partners and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited towards the first months' rent due under that tenancy. Where your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within seven days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request

Floor Plan
(not to scale - for identification purposes only)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Services:

Local Authority: Powys Council

Council Tax Band: D

EPC Rating: D

Tenure:

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

As you enter Crew Green from the Oswestry direction, take the first right turn, and turn right into Maes Hafren and proceed around the cul de sac, the property will be viewed to the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.