

Roger Parry & Partners

Dudleston Heath, Ellesmere





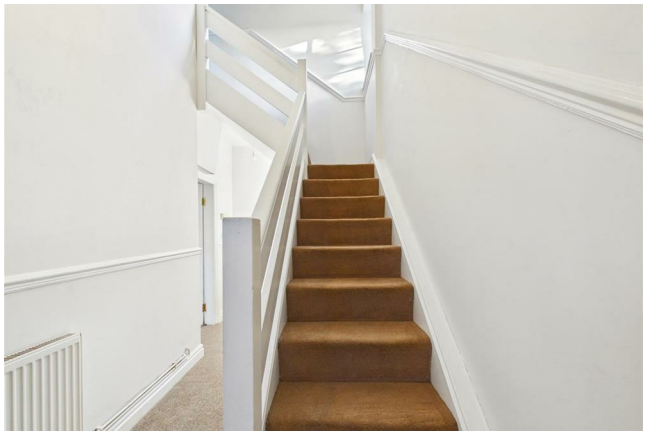
Dudleston Heath, Ellesmere

£975 PCM

A spacious three bedroom semi-detached cottage situated in a rural location.













The accommodation briefly comprises: Entrance hall, living room with wood-burning stove, kitchen/diner, ground floor bathroom. On the first floor there are three bedrooms comprising two doubles and one single. Benefiting from Oil central heating, partial double glazing, internal beams, gardens, workshop, garage and parking for two cars. EPC band E.

The property is located approximately 4.5 miles from the popular market town of Ellesmere, offering the benefits of a rural location alongside proximity to local facilities and transport links. The villages of St Martins and Gobowen contain a range of shops, a supermarket, pubs and amenities including Primary and Secondary Schools. Criftins primary school is approximately 2 miles from the property. Ellesmere and Oswestry provide additional amenities while easy access onto the A5 and A483 provides links to the town of Shrewsbury and the city of Chester. Gobowen has a train station which provides good rail links.

£225 Holding Deposit
£975 PCM
£1125 Tenancy Deposit

Entrance Hall

Living room
13'2" x 12'7" (4.03 x 3.84)

Kitchen/Diner
9'8" x 12'5" (2.97 x 3.81)

Bathroom

Bedroom One
9'5" x 12'7" (2.88 x 3.84)

Bedroom Two
10'8" x 8'9" (3.26 x 2.69)

Bedroom Three
7'7" x 10'6" (2.33 x 3.21)

Assured Periodic Tenancy (Apt) -

EPC Rating E - For a full copy of the Energy Performance Certificate please contact agents

Council Tax Band B - Shropshire Council

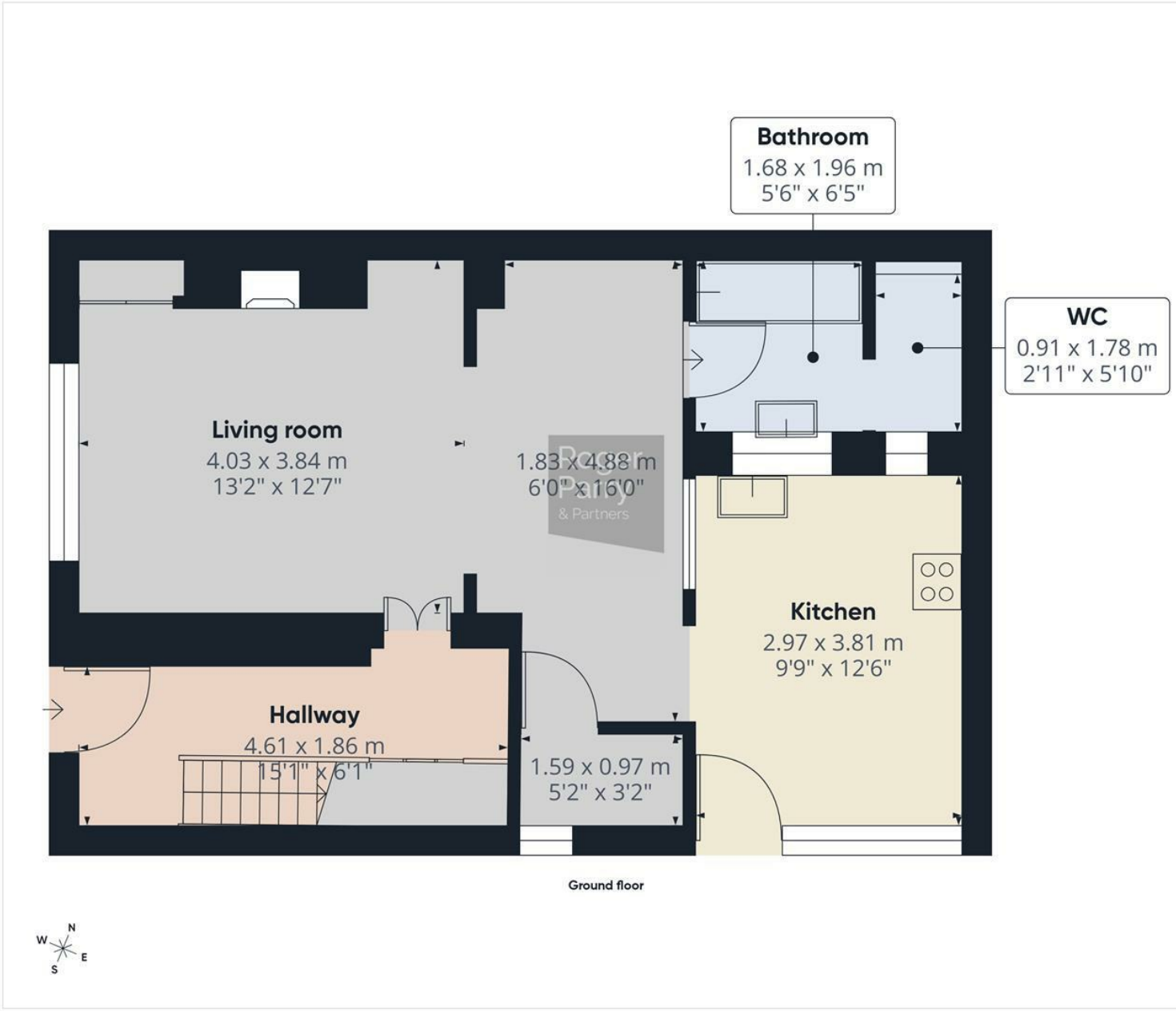
Term - Assured Periodic Tenancy (APT)

Viewings - By appointment only through Roger Parry & Partners

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

Holding Deposit - PLEASE READ: Once your application has been approved subject to referencing, you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:
•If you decide not to proceed with the tenancy during the 15-day period
•If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
•If you provide false or misleading information as part of your application
•England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)
In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.
If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.
If you are offered a tenancy and you accept it, the holding deposit can be credited towards the first month's rent or tenancy deposit if all parties are in agreement.
Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.
By submitting your application, you agree to pay any such permitted fees if they become due.

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



Approximate total area(1)

51.3 m²

552 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority:
Council Tax Band: B
EPC Rating: E

Directions:

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

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.