



Pendwrhiew Fach, New Mills, Newtown, SY16 3NP

A Detached farmhouse & garden only with Entrance Hall, 2 Reception Rooms, Kitchen/Breakfast room, Utility Room, 3 Double Bedrooms, Bathroom. Parking for 2 Cars, Oil Central Heating, UPVC Double Glazing. One pet considered, Children must be over the age of 10 years.

Smokers Considered, DSS Considered, One Pet Considered, Children must be over 10 years old. EPC Rating E

£400 PCM
£500 Tenancy Deposit
Available Now

£400

To view this property call **01743 343 343**

44 High Street, Shrewsbury SY1 1ST

Phone **01743 343343** Fax 01743 248531

Associated Offices at

Roger Parry
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Minsterley
01743 791336
mail@rogerparry.net

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oswestry@rogerparry.net

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01938 554499
welshpool@rogerparry.net



ACCOMMODATION COMPRISING: (All measurements are approximate)

Entrance Hall 12'0 x 3'9 (3.66m x 1.14m)

Sitting Room 14'0 x 13'4 (4.27m x 4.06m)

Dining Room 15'6 x 11'00 (4.72m x 3.35m)

Kitchen/Breakfast Room 15'2 x 10'0 (4.62m x 3.05m)

Utility Room 11'0 x 7'0 (3.35m x 2.13m)

Bedroom One 16'4 x 10'6 (4.98m x 3.20m)

Bedroom Two 13'6 x 11'8 (4.11m x 3.56m)

Bedroom Three 10'4 x 7'10 (3.15m x 2.39m)

Family Bathroom 7'0 x 6'9 (2.13m x 2.06m)

Tenant Fees

Stage 1: The application form can be completed online or by hand and a fee of £30.00 per applicant including VAT must be paid at this time which will cover a full reference. No refunds will be given.

If a Guarantor is required, they must also pay £30.00 for a full reference.

Stage 2: Providing the referencing process is successful and the applicant/ applicants are approved, a payment of £200.00 inclusive of VAT must then be paid for the Tenancy Agreement fee and other associated paperwork. No refund will be given if the applicant withdraws prior to the start of the tenancy.

If a Guarantor is required, a further fee of £50.00 inclusive of VAT will be required.

Directions



Thinking of selling or letting your property? Contact us now to arrange your free, no obligation market valuation.

01743 343343 • 01743 791336 • 01938 554499 • 01691 655334

VIEWING: Strictly by appointment with the Agents.
Visit our website www.rogerparry.net or email us on shrewsbury@rogerparry.net

Important notice to all prospective purchasers - Property Misrepresentations Act 1991
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Parry Lowarch endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

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