



2 New Farm Cottages, Arscott, Pontesbury, Shrewsbury, SY5 0XR

A semi-detached 3 bed Farm Cottage with lovely rural views and a good sized garden. Includes porch, hall, sitting room, kitchen/diner, utility area, downstairs cloakroom, 3 bedrooms and family bathroom. Oil fired heating and wood framed double glazing. Outside there is parking for 3 cars and there are 2 small sheds. No smokers, No DSS will consider one pet. EPC Rating E.

£675 PCM

£800 Tenancy Deposit

Available mid December

£675

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

Welsh Bridge, Frankwell, Shrewsbury SY3 8LG

Phone 01743 343343

Associated Offices at

Roger Parry
& Partners

Minsterley
01743 791336
mail@rogerparry.net

Oswestry
01691 655334
oswestry@rogerparry.net

Welshpool
01938 554499
welshpool@rogerparry.net



ACCOMMODATION COMPRISING: (All measurements are approximate)

Sitting Room 15'10 x 11' (4.83m x 3.35m)

Inserted room

Entrance Hall 7'7 x 6' (2.31m x 1.83m)

Inserted room

Kitchen/Diner 15'10 x 9' (4.83m x 2.74m)

Inserted room

Utility Area

Inserted room

Downstairs Cloakroom

Inserted room

Rear Hall

Inserted room

Bedroom 1 (Rear) 12'3 x 11' (3.73m x 3.35m)

Inserted room

Bedroom 2 (Front) 11'1 x 9'10 (3.38m x 3.00m)

Inserted room

Bedroom 3 (Rear) 9' x 7'10 (2.74m x 2.39m)

Inserted room

Family Bathroom

With Shower over Bath

Inserted room

Application & Referencing 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.

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 Roger Parry & Partners 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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