



TO LET

£875 Per calendar month

Tollbar Cottage, Red Hall Lane,
Penley, Wrexham, LL13 0NA

*** WATER RATES INCLUDED IN THE RENT*** A genuine detached period country cottage of great charm and character, which has recently been renovated to a high standard, standing in super mature gardens. Available To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.



Ellesmere (3.9 miles), Overton-on-Dee (1.75 miles), Whitchurch (9 miles), Wrexham (10 miles)
(All distances approximate)



- **Detached Country Cottage**
- **Recently Renovated**
- **Three Bedrooms**
- **Rural Location**
- **Parking & Gardens**
- **Available Immediately**

Halls are delighted with instructions to offer Tollbar Cottage on Red Hall Lane, Near Penley To Let on an initial 6 Month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.

Tollbar Cottage is a genuine detached period country cottage of great charm and character, which has recently been renovated to a high standard, standing in super mature gardens. Available To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.

The property, which has recently been renovated to a high standard, at present, comprises a ground floor Living Room, Sitting Room, Kitchen, Dining Room and Shower Room, together with 3 first floor Bedrooms and family bathroom. The property has the benefit of an oil fired central heating system.

The gardens are a major feature of Tollbar Cottage and comprise extensive gardens to the rear.

SITUATION

Tollbar Cottage is situated on Red Hall Lane less than 2 Miles from the well known village of Overton-On-Dee, which is a popular village having excellent local amenities to include Primary and Secondary Schools, Doctors Surgery, Village Shops and Parish Church to name but a few. Whilst enjoying this popular location the village is still only 7 miles from Wrexham and 5 miles from Ellesmere, both of which, have a more comprehensive range of amenities of all kinds. The county towns of Chester (18 miles) and Shrewsbury (25 miles) are, also, within easy commuting distance.

DIRECTIONS

From Ellesmere proceed north on the A528 for approximately 2.5 miles. Turn right signposted "Penley", down Red Hall Lane and continue for just over 1 mile and Tollbar Cottage will be found on the left hand side, identified by a Halls 'To Let' board.

THE ACCOMMODATION COMPRISES

An external Front Entrance Porch with partly glazed door opening in to a:

LIVING ROOM

11'7" x 10'4" (3.52m x 3.14m)

With fitted carpet as laid, a brick fireplace, radiator, window to front elevation and painted beamed ceiling.

SITTING ROOM

11'7" x 10'6" (3.52m x 3.20m)

With fitted carpet as laid, a brick fireplace surround and mantel over, radiator and window to front elevation.

A door leads from the Sitting Room in to the:

DINING AREA

With wood effect flooring, door into the understairs cupboard, radiator and double patio doors out to the garden terrace.

KITCHEN

A fully fitted kitchen including a stainless steel sink unit (H&C) with mixer tap and draining areas to one side, a range of roll topped work surfaces, base units incorporating cupboards and drawers, cooker, a range of matching eye level cupboards, planned space for a larger fridge and window to rear and side elevations.

INNER LOBBY

With access into a boiler cupboard and door through to the;

SHOWER ROOM

With wood effect flooring, a walk in shower unit with electric shower, hand basin (H&C), low flush WC, radiator, space & plumbing for a washing machine, fully tiled walls and a window to rear elevation.



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



The carpeted staircase rises up to a:

LANDING AREA

Off which is:

BEDROOM 1

12'5" x 11'6" (3.79m x 3.51m)

Double bedroom with windows to side and front elevation, fitted carpet as laid and a radiator.

BEDROOM 2

11'7" x 10'10" (3.53m x 3.31m)

(Max) (With further recessed area) Double bedroom with fitted carpet as laid, radiator and window to front elevation.

BATHROOM

With a suite comprising a panelled bath (H&C) with shower over and glass shower, pedestal hand basin (H&C) with a tiled splash, low flush w/c and double glazed windows to side elevation.

BEDROOM 3

10'11" x 9'4" (3.34m x 2.84m)

Double bedroom with fitted carpet as laid, window to the rear elevation and radiator.

THE GARDENS

The gardens are a major feature of the property and briefly comprise a small lawned front garden with central concrete pathway leading from Red Hall Lane to the front door with floral borders to one side

The rear gardens are mostly laid to lawn with a patio area with veranda over.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel - 01978 292000



COUNCIL TAX

The property is in Band 'E' on the Wrexham County Borough Register.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system. Please note: the water rates are included in the monthly rent.

TERM

The property is available on an assured shorthold tenancy agreement for 6 months initially, however, the landlord may be willing to extend the tenancy, if required.

REFERENCING & LEGAL FEES

An application fee of £180.00 will be required to cover the cost of references and the production of an assured shorthold tenancy agreement. This fee is non refundable in the event the tenant is not approved for the property or decides not to take up the tenancy.

CONDITIONS

No smokers

Pets to be declared prior to viewing the property.

No DSS.

DEPOSIT

A security deposit of £1,312.50 Will be required to be held by the DPS.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



01691 622 602

Ellesmere office:

The Square, Ellesmere, Shropshire, SY12 0AW
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