

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,250.00

The Oaks, Dudleston Heath, Ellesmere, SY12 9LL

🏠 3 Bedrooms

🚿 1 Bathroom

The Oaks, , Dudleston Heath, Ellesmere SY12

9LL



General Remarks

Det. three bedroom country property with useful outbuildings

Gardens & grounds 0.5 of an acre (0.2 ha) or thereabouts

3 receps, kitchen, utility, 3 beds, bathroom

Popular village location

EPC Rating 51|E Council Tax Band 'D'

Holding Deposit £288.00 Deposit £1,442.00

Accommodation

Location: The Oaks is situated in Dudleston Heath being approximately 4 miles west of 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, Public Houses and amenities including Primary and Secondary Schools. Ellesmere and Oswestry provide additional amenities while easy access onto the A5 and A483 provides links to the County town of Shrewsbury and the City of Chester. Gobowen has a train station which provides good rail links.

Entrance Door into Entrance Hall:

Living Room: 17' 3" x 11' 8" (5.27m x 3.55m) Dual aspect windows, log burner set on slate hearth, exposed beams to ceiling, radiator, matching wall lights.

Sitting/Dining Room: 12' 11" x 12' 0" (3.93m x 3.67m) Dual aspect windows, log burner on raised tile hearth, radiator, exposed ceiling beams.

Oak Frame Conservatory: 10' 10" x 10' 9" (3.31m x 3.28m) Double doors onto garden, oak flo, log burner set on slate hearth.

Kitchen: 12' 0" x 10' 2" (3.67m x 3.11m) Range of fitted wall cabinets with matching base units, worktop surface above, Belfast sink, tile splash, integrated 'Bosch' dish washer, integrated refrigerator, built-in 'Rangemaster Professional' electric-range with 5 ring induction hob, tile splash. Exposed ceiling beams, spot lights, radiator.

Walk-in downstairs Pantry: Shelves and light.

Utility: 14' 1" x 9' 9" (4.29m max x 2.96m) Tile floor. Stainless steel sink unit and drainer, worktop surface with spaces below to accommodate appliances, radiator. Partly glazed door to outside.



Boot Room/Side Entrance: Tile floor. Cloak rack, radiator, door to outside.

Stairs To First Floor/ Landing Area : Radiator.

Bedroom One: 12' 9" x 11' 11" (3.88m x 3.63m max) Radiator.

Bedroom Two: 13' 11" x 11' 11" (4.25m x 3.63m) Radiator, built in store cupboard.

Bedroom Three: 13' 11" x 11' 2" (4.25m x 3.40m) Radiator.

Bathroom: 11' 2" x 6' 9" (3.40m x 2.06m) Wood effect floor. Fully tiled corner shower cubicle with

mains fed shower, pedestal wash hand basin tile splash, low level wc, panel bath with tile splash, radiator.

Outside: The property enjoys a pleasant rural location with open countryside views to the side and rear. Approached onto a stone drive providing ample parking and turning space. Side timber gates allow access to the side and rear garden which is mainly laid to lawn with mature borders housing a variety of shrubs and plants and trees, Vegetable garden area. Brick pave wrap around patio area. Outside lighting. Small enclosed paddockorchard with several trees.



Outbuildings/Garaging: Useful range of outbuildings to include stable block with hard-standing area to the fore. Enclosed area housing hen coop. Range of brick outbuildings with power and light, Overhead storage. Adjoining garaging and store shed.

Directions: From Ellesmere proceed along the B5068 (St. Martins road) to the village of Dudleston Heath continue through the village for just under 1 mile. Shortly after the right turn sign posted Pentrecoed the property can be identified on the left-hand side by the agents board.

What3Words:///apartment.promise.milder

EPC Rating 51|E Council Tax Band 'D':

Holding Deposit £288.00:

Deposit £1,442.00:

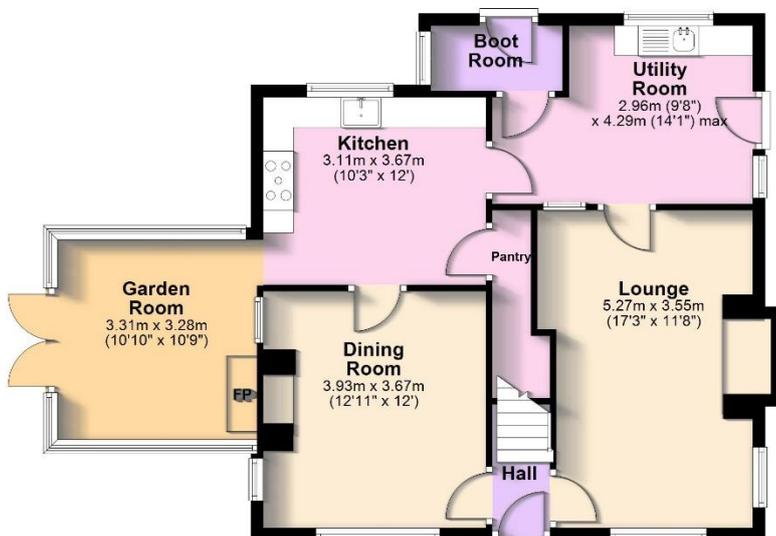
Tenure: We are informed that the property is freehold.

Viewing Information: For further information or to arrange a viewing please contact the sole agent's Ellesmere office on (01691) 622534.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

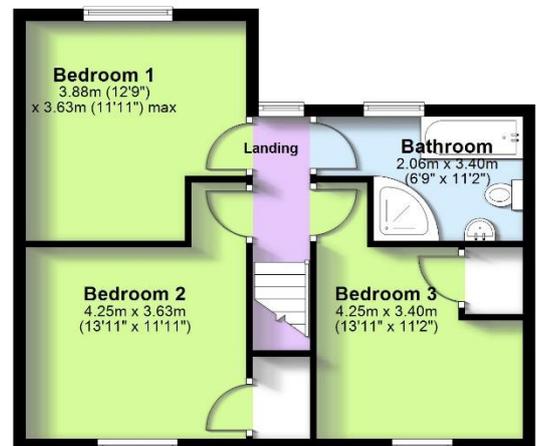
Ground Floor

Approx. 75.0 sq. metres (807.1 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



Total area: approx. 124.4 sq. metres (1339.5 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale. Plan produced using PlanUp.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.