



Monthly Rental Of £850

27 Yew Tree Avenue, Whittington, Oswestry,  
Shropshire, SY11 4BA

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2 Bedrooms

1 Bathroom

# 27 Yew Tree Avenue, Whittington, Oswestry, Shropshire, SY11 4BA



## General Remarks

Two Bedroom Detached Bungalow  
Situated within walking distance of local amenities  
Off-road parking and garage  
Gas central heating, double glazing, enclosed garden  
EPC Rating 66|D Council Tax Band 'B'  
Holding Deposit £196.00 Deposit £980.00

## Accommodation



**Entrance Hall:** Wood effect flooring, door to utility area housing the central heating boiler.

**Lounge:** 16' 9" x 11' 2" (5.10m x 3.40m) Feature marble effect fireplace and hearth with gas fire inset. Wall lights, TV & telephone points, radiator.

**Kitchen:** 11' 2" x 7' 10" (3.40m x 2.40m) Range of matching wall and base units, worktop over and tiled surround, integrated oven, four ring gas hob with extractor hood over, freestanding washing machine and dryer, free standing fridge/freezer, radiator. uPVC side door.

**Bedroom 1:** 12' 10" x 9' 10" (3.90m x 3.00m) TV point, radiator.

**Bedroom 2:** 9' 2" x 8' 6" (2.80m x 2.60m) Built-in full-length wardrobes to one wall, radiator.

**Shower Room:** 7' 7" x 4' 11" (2.30m x 1.50m) Fitted double shower cubicle, low level flush WC, pedestal wash hand basin, stainless steel heated towel rail, spotlights to ceiling, tiled floor and surround.

**Outside:** The front and rear gardens are low maintenance paved and gravelled. To the side is a driveway providing ample off-road parking leading to a single detached garage.

**Garage:** With up and over door, electrics laid on.

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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 expressively 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.

**BOWEN**

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**Directions:** From Oswestry town centre proceed down Gobwen Road, turning right under the railway bridge onto Whittington Road, continue to the roundabout and proceed over. Upon entering the village of Whittington, over the railway crossing take the fourth right into Yew Tree Avenue and continue to the end of the road where the property will be found on the left-hand side.

**EPC Rating 66|D Council Tax Band 'B'**

**Holding Deposit £196.00**

**Deposit £980.00**

**Tenure:** We are informed that the property is freehold.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.

**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.





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