



Monthly Rental Of £850

The Beeches, Wrexham, LL12 7BH

 3 Bedrooms

 1 Bathrooms

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General Remarks

3 bedroom house in large gardens
Popular residential location
2 receps, 3 beds, Utility & Conservatory
EPC rating D Council Tax Band 'C'
Holding Dep £196 Tenancy Dep £980
Rent excls deposit & Permitted payments

Description

Entrance Hall:

Lounge: 13' 4" x 11' 9" (4.06m x 3.58m)
Dining Room: 11' 4" x 10' 1" (3.45m x 3.07m)
Kitchen: 12' 0" x 7' 8" (3.65m x 2.34m)
Utility room: 8' 6" x 4' 7" (2.59m x 1.40m)

Conservatory:

First Floor Landing:

Bedroom one: 14' 3" x 12' 3" (4.34m x 3.73m)
Bedroom two: 11' 4" x 10' 0" (3.45m x 3.05m)
Bedroom three: 11' 11" x 8' 0" (3.63m x 2.44m)
Bathroom: 8' 8" x 4' 6" (2.64m x 1.37m)

Holding Deposit: £196 To apply for this property you will be required to complete an Agreement to Lease Document which describes the circumstances in which the Holding Deposit may or may not be refunded.

Tenancy Deposit: £980 This amount will be protected by TDS (The Dispute Service Limited).

Details: 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 Son and Watson is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales

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.