



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



7, School Street, Henllan, LL16 5BA

- Two Bedrooms
- Enclosed Back Garden
- Log Burner
- Off Road Parking
- Oil Fired Central Heating
- Original Features

7 School Street located in the village of Henllan, is a lovely little cottage with the original features like the wooded beams running through the ceiling of the reception room, and the lovely log burner.

With a well-proportioned 689 square feet of living space, the property comprises one inviting reception room, two bedrooms and the bathroom is conveniently located.

The property is equipped with oil-fired central heating, ensuring warmth and comfort throughout the colder months. The enclosed garden at the back of the house would make it lovely in the summer, it would be perfect for someone who loves to garden as you would also get your privacy. There is also off road parking for a car out the front of the cottage

LOUNGE

11'11" x 12'3" (3.634m x 3.75m)

Front door leading straight into lounge, wooden flooring window to front elevation, with a lovely log burner and wooden beamed ceilings, stairs leading to 1st floor

KITCHEN

6'9" x 11'10" (2.065m x 3.629m)

A door out to the back garden with a window to rear elevation, stainless steel sink drainer and a cooker

BEDROOM 1

12'3" x 10'7" (3.757m x 3.245m)

Window to front elevation carpet throughout this bedroom and a built in wardrobe

BEDROOM 2

6'11" x 16'2" (2.115m x 4.943m)

Window facing rear elevation with carpet also running through this bedroom

BATHROOM

5'4" x 10'10" (1.627m x 3.321m)

Pedestal wash hand basin with a low flush wc, a bath with a shower over the top, also an airing cupboard

THE OUTSIDE

Side entrance to get to the enclosed lawned area, with a lovely stone shed

SERVICES

Mains water and electricity

Mains drainage

Oil fired central heating

EPC: E

Council Tax: C

TERMS OF LET (D)

1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.
2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.
3. The Tenant will pay all outgoings, including Council Tax, Water, Gas/Oil and Electricity
4. Rent is payable monthly and in advance, by Standing Order.
5. The Tenant will also be required at the outset to pay a deposit of £ to be held by My Deposits throughout the term against any possible damages, breakages etc.

HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee is non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

MISREPRESENTATION ACT (D)



Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



