



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## 7 Wheatsheaf Mews, Wrexham, Clwyd LL11 4EQ

This delightful two bed end terraced is tucked away in the corner of Wheatsheaf Mews within easy reach of all amenities.

The property consists of two good sized double bedrooms and a stunning modern bathroom. There is a good sized lounge with gas fire and surround. The Kitchen come fully fitted with free standing oven and has area for dining table. On the outside the property has a front lawned area and side of the property has have a patio area.

There is off road parking and the property boasts excellent local amenities as well as excellent transport links to Chester and Mold.

### MAIN FEATURES

- End Terrace Property
- Modern Shower room
- Gas CH
- Close to local schools.
- 2 Double Bedrooms
- Off Road Parking
- Excellent Transport Links

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### DIRECTIONS

From Wrexham town centre take the Mold Road for around 2.5 miles heading to Gwersyllt, once in Gwersyllt you will see the Wheatsheaf pub on your left hand side at the set of traffic lights take a left and left again into Wheatsheaf Mews you will see the property is the corner on the right hand side.

### HALLWAY

Hallway entrance with door leading to lounge area and stairs to first floor.

### LIVING ROOM

9'73 x 13'98 (2.74m x 3.96m)

Lounge area with laminate flooring, UPVC Double glazing with blinds to front aspect, Electric fireplace with surround, TV aerial point, door leading to kitchen.

### KITCHEN/DINER

12'94 x 8'82 (3.66m x 2.44m)

Kitchen diner consists of fully fitted kitchen, stainless steel sink and drainer, electric oven, fridge freezer, under stairs storage, gas combi boiler and tiled flooring with door leading to outside space.

### BEDROOM ONE

11'49 x 9'78 (3.35m x 2.74m )

Double bedroom has fully fitted carpet, double glazing with blinds and curtains to front aspect, storage cupboard with railing inside and radiator.

### BEDROOM TWO

11'37 x 6'55 (3.35m x 1.83m)

Double bedroom has fully fitted carpet, double glazing with blinds and curtains to front aspect and radiator.

### BATHROOM

Modern bathroom, recently installed. Consists of standalone mains shower, toilet, wash basin and light up mirror, fully tiled walls and flooring and large heated towel rail.

### OUTSIDE

Outside shed, paved area to side of property.

### SERVICES

Mains Water and Electric

Gas Central Heating and Hot Water

EPC: D

COUNCIL TAX: Band B

### 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 £184 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**

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 of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.



