



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

33 High Street, Wrexham, LL13 8LD

T: 01978 364283



## 36, Alexandra Drive, Prestatyn, LL19 8BW

- Detached Bungalow
- Large Enclosed Gardens
- Gas Fired Central Heating
- 2 Bedrooms
- Detached Garage & Parking

Detached bungalow located on a quiet residential cul de sac. Accommodation comprising Entrance Hall, Living Room/Dining Room, Kitchen, 2 Double Bedrooms with built-in wardrobes, Shower Room.

Lawned gardens to front, enclosed lawned gardens to rear. Detached garage, off road parking. Gas fired central heating, double glazing throughout

### DEPOSIT SCHEME (D)

Note: - Jones Peckover are members of Tenancy Deposit Solutions Limited (TDSL) which is an agency appointed by Communities and Local Government to administer an insurance based tenancy deposit protection scheme. All deposits taken and held by Jones Peckover in relation to Assured Shorthold Tenancies will be registered with TDSL. This scheme is designed to ensure that a tenant gets all or part of his/her deposit back when he/she is entitled to it.

### 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.

### TERMS OF LET (D)

1. The property is offered on an assured shorthold tenancy for an anticipated 6/12 months Let initially - a longer Let may be possible by negotiation.
2. A copy of the proposed Tenancy Agreement 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.

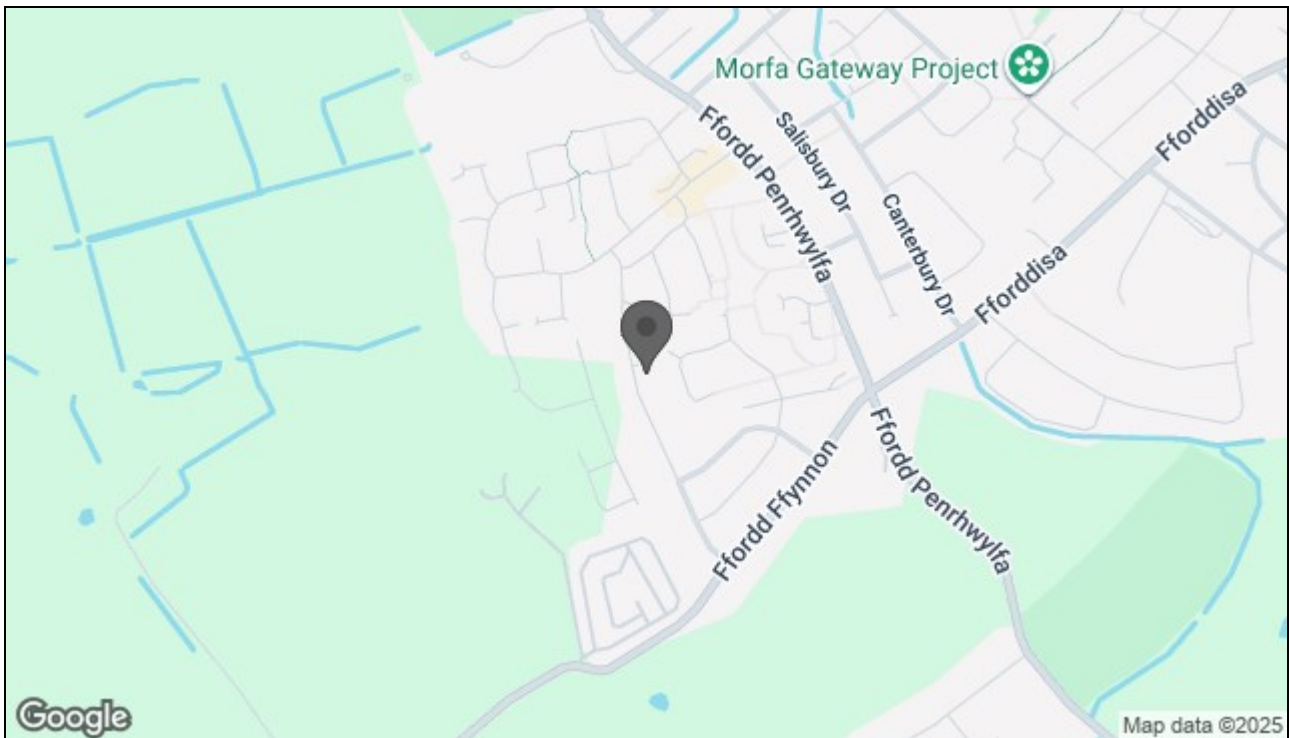
3. The Tenant will pay all outgoings, including Council Tax, Water, Gas/Oil and Electricity
4. Rent is payable monthly and in advance, by Standing Order.
5. The Tenant will also be required at the outset to pay a surety deposit TO BE AGREED to be held by Jones Peckover the Landlord's Agents throughout the term against any possible damages, breakages etc.

| 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                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |







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