

AUDEN CLOSE, EWLOE, DEESIDE, CH5 3TY

£1,750 PCM

4 2 2

Available July - Cul-De-Sac Location - Breakfast Kitchen - Spacious Lounge - Study - Dining Room - Garden with Decked Patio Area - Double Garage

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk





- Cul-De-Sac Location
- En-suite To Master Bedroom
- Enclosed Rear Garden
- Driveway & Garage

- Utility Room & Downstairs WC
- Study / Home Office
- Viewings By Appointment
- Council Tax Band G









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Located within a quiet cul-de-sac on the highly sought-after St David's Park development, this impressive four-bedroom detached family home offers spacious and versatile accommodation, a double garage, and a generous private rear garden.

The accommodation briefly comprises an entrance hallway, a bright bay-fronted living room, separate dining room, study/home office, fitted kitchen, utility room, and downstairs WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from a double-width driveway providing ample off-road parking, an integral double garage, and a beautifully maintained rear garden with lawn, mature borders, and a decked seating area.

Ideally situated for families and commuters alike, the property is within easy reach of local amenities, well-regarded schools, and excellent transport links via the A55 and A494, providing convenient access to Chester, the Wirral, and North Wales.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective applicants should verify all details through their own inspection.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

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Pets

Pets must be declared on your application form. If permitted at the property, they will be recorded in the tenancy. Additional tenancy terms may apply if pets are accepted. Please confirm pet acceptance before applying.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

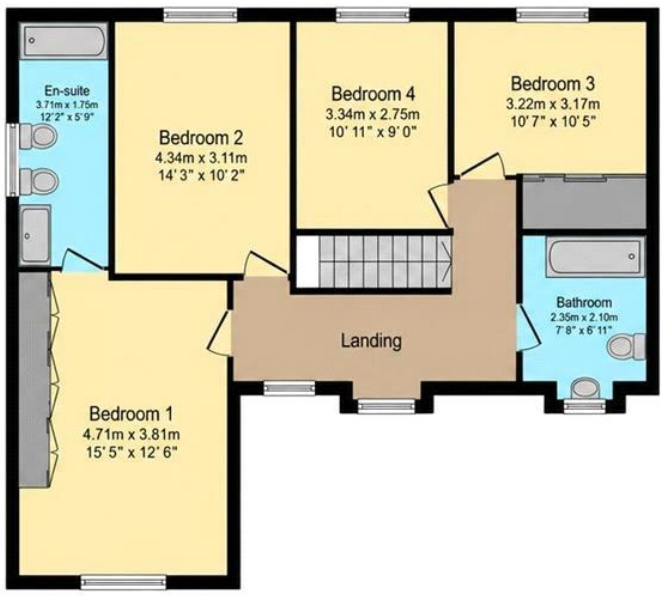
Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: G (Flintshire County Council)
Deposit: £2,134
Holding Deposit: £426
Parking options: Driveway, Garage
Garden details: Rear Garden



GROUND FLOOR
Floor area 86.0 sq.m. (926 sq.ft.) approx



FIRST FLOOR
Floor area 78.8 sq.m. (848 sq.ft.) approx

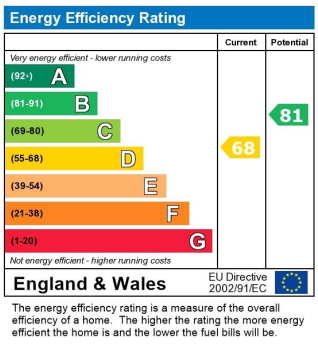
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TOTAL FLOOR AREA
164.8 sq.m. (1,774 sq.ft.) approx

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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