

TO LET

17 17 Welsh Street, Bishops Castle, SY9 5BS



Halls 1845

TO LET

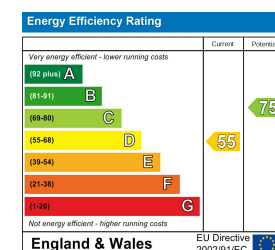
£875 per calendar month

17 Welsh Street, Bishops Castle, SY9 5BS

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



A characterful and spacious town house which has recently been refurbished and has well presented accommodation of 3/4 bedrooms, en-suite and family bathroom, kitchen, sitting/living room, dining room, (optional 4th bedroom), cellar, porch and 2 WC's.

Available on an six month assured shorthold tenancy subject to full financial references and deposit of 5 weeks rent.



01588 638 755

**Bishops Castle Lettings**

43 Church Street, Bishops Castle, Shropshire, SY9 5AD

E: [bishopscastle@halls.gb.com](mailto:bishopscastle@halls.gb.com)



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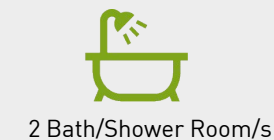
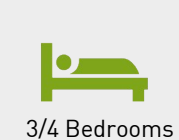
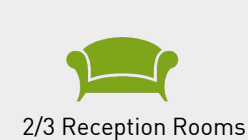
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## GENERAL REMARKS

17 Welsh Street is a traditional terraced town house close to the centre of this historic market town. It has recently been refurbished and now provides spacious family accommodation of 3/4 bedrooms (optional dining room), en-suite shower and family bathroom. Characterful sitting room and living room, lower ground floor kitchen with cellar/utility and rear porch together with two further WC.

There is no outside space or formal parking but a workshop/store is available by negotiation.

## LOCATION

It stands just off the town centre and within walking distance of the good range of local amenities. Bishops Castle is a thriving market town in South West Shropshire, surrounded by beautiful countryside. The larger towns of Shrewsbury and Ludlow, are within comfortable driving distance.

## ACCOMMODATION

Approached from the pavement, the accommodation is arranged over three floors as follows.

An oak entrance door into:

## LIVING ROOM

18'0" x 15'10" (5.49m x 4.83m)

A characterful room with feature stone fireplace (woodburner not to be used), exposed ceiling beams, radiator, new fitted carpet and double-glazed sash windows to the front. Recessed cloaks/WC.

Open oak framed wall separation to:

## SITTING ROOM

11'0" x 10'0" (3.35m x 3.05m)

Corner fireplace (not to be used), radiator, double-glazed sash window, new fitted carpet and exposed ceiling beams.

## INNER LOBBY

With radiator and new fitted carpet.

## DINING ROOM/BEDROOM 4

15'7" x 10'4" (4.75m x 3.15m)

With original tiled fireplace (not to be used), radiator, new fitted carpet, double-glazed sash window to rear and door to separate WC.

Carpeted steps lead down from the lobby to:

## KITCHEN

14'11" x 10'2" (4.55m x 3.10m)

Recently fitted with a range of new base and wall cupboards, plumbing and space for usual appliances, stainless steel sink unit, ceramic hob and electric oven, cooker hood, wood effect vinyl floor, beamed ceiling, white tiled splashbacks, radiator and large oak door to:

## CELLAR/UTILITY

11'6" x 8'11" (3.51m x 2.72m)

With grey painted floor, radiator, power and light.

A door leads off the kitchen to:

## REAR SUN PORCH

9'5" x 4'4" (2.87m x 1.32m)

With double-glazed patio door to the rear, grey painted floor and 'Glow Worm' LPG central heating boiler.

A staircase rises from the inner lobby to landing with new fitted carpet and doors to:

## BEDROOM 1

12'3" x 10'10" (3.73m x 3.30m)

Exposed wall timbers and featured section of wattle and daub, new fitted carpet, radiator and double-glazed sash windows to the front.

## EN-SUITE SHOWER

6'11" x 7'10" (2.11m x 2.39m)

Newly installed with enclosed cubicle with mixer shower. WC, wash basin, stainless steel towel heater and radiator. Extensive shower boarding, wood effect vinyl floor, double-glazed sash window to front and mirror fronted cabinet.

## BEDROOM 2

11'11" x 10'2" (3.63m x 3.10m)

With exposed wall timber, radiator, double-glazed sash window to front and new fitted carpet.

## BEDROOM 3

15'0" x 10'5" (4.57m x 3.18m)

With beautiful country views to the rear through double-glazed windows, radiator, new fitted carpet and Victorian style fireplace (not to be used).

## BATHROOM

With a white three piece suite of bath with electric shower above, WC and wash basin. Radiator and wood effect vinyl floor.

## OUTSIDE

Parking to the front is on street. To the rear is a small open yard with a right of way across to next door. A stone workshop store is available by negotiation.

## SERVICES

Mains water, electricity and drainage is connected. A new air source heat pump with inversion heating unit is installed. An LPG central heating boiler runs the radiator with a bottle gas supply. NOTE: None of the fireplaces are to be used by the tenant.

NOTE: None of the services or installations have been tested by the Agents.

## TERMS

Available on a six month assured shorthold tenancy subject to full financial and personal references. No smokers or pets. A deposit equal to five weeks rent is payable together with the first months rent with the deposit being held in a deposit protection scheme.

## COUNCIL TAX

Shropshire Council - Band C.

## VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.