

**TO LET**

£795 Per calendar month

2 Lyndhurst, Harley Jenkins Street,
Bishops Castle, Shropshire, SY9 5AH

Available to rent is this modern mid terrace town cottage. With an excellent energy rating, the low maintenance property offers two double bedrooms, bathroom, open plan kitchen/living room, separate WC, hall, off road parking and zero maintenance gardens. Full financial references, deposit and fees apply.



- Mid terrace town cottage
- Newly built, low maintenance
- Excellent energy rating
- 2 double bedrooms, bathroom, WC
- Open plan kitchen/living room
- Off road parking and zero maintenance gardens

GENERAL REMARKS

This modern mid-terrace cottage is set on a convenient, level part of the town, just off the main street, with all shops and services within walking distance.

With an excellent energy rating, the house has been completed to a high standard with high performance glazing and thermostatically controlled electric radiators, with good quality bathroom and kitchen fixtures.

It has zero maintenance, artificial lawns to the rear and an off road parking space, so important in Bishops Castle. It provides two double bedrooms with storage and bathroom to the first floor, with an open plan kitchen and living room with entrance lobby and separate WC, as detailed in the following:

ENTRANCE LOBBY

Tiled floor and radiator.

SEPARATE WC

Tiled floor, low flush unit and wash basin.

Open plan kitchen, living room comprising:

KITCHEN 9'7" x 9'1" (2.92 x 2.77)

Fitted with tiled floor, a contemporary range of base, wall units and worktops, 'Lamona' four ring hob and oven, stainless steel cooker hood, stainless steel sink unit, recessed lighting and opening into:

LIVING ROOM 15'0" x 9'7" (4.57 x 2.92)

Fitted carpet, radiator, French doors to the rear garden space, TV and telephone point, under stairs storage with plumbing for washing machine and water and heating controls. A carpeted staircase rises to the First Floor Landing with large store cupboard and doors to:



1 Reception Room



2 Bedrooms



1 Bath/ shower room

BATHROOM

P-shaped, glazed screen and mixer shower, WC and wash basin, backlit mirror and shaving socket, tiled floors and part tiled walls, towel radiator and thermostat.

BEDROOM 1 13'5" x 9'6" (4.09 x 2.90)

Country views beyond the town, fitted carpet, double wardrobe, radiator, TV and telephone point.

BEDROOM 2 11'5" x 8'3" (3.48 x 2.51)

Obscured glass rear window, fitted carpet, TV point, radiator, and fitted wardrobe.

OUTSIDE

To the side of the terrace is an allocated single off road parking space and path from the pavement to the front door. The rear comprises a zero maintenance space (14'5" x 9'10") with artificial lawn and enclosed by timber fencing.

SERVICES

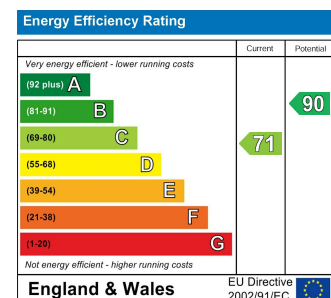
Mains water, electricity and drainage are connected. Thermostatically controlled electric radiators and double glazing. Electric water heating.

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

TERMS

Available on an assured shorthold tenancy of six months, subject to full financial references. A deposit of £917 is payable, which will be held in a deposit protection scheme. Preferred no pets or smokers.

Energy Performance Ratings



01588 638755

33B Church Street, Bishops Castle, Shropshire, SY9 5AD
Email: bishopscastle@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.