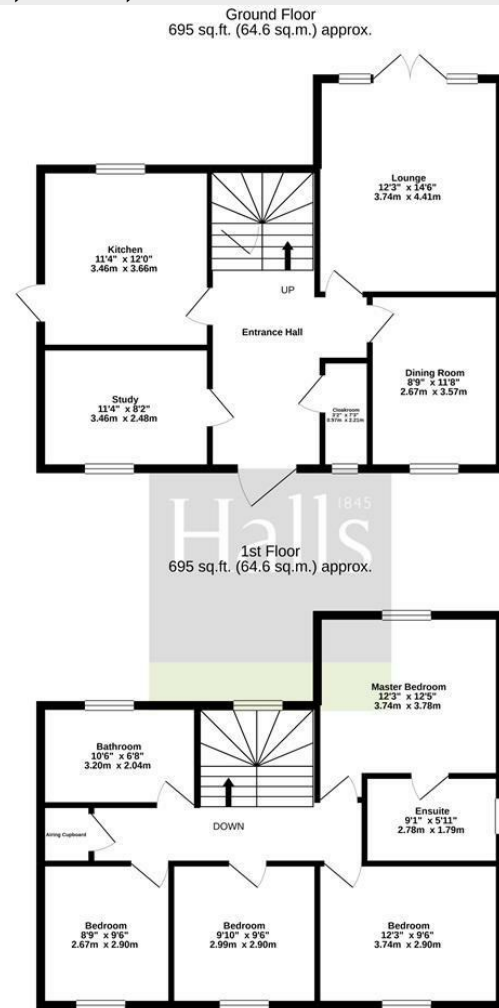


TO LET

Tanglewood, Newtown, Wem, SY4 5NU



TOTAL FLOOR AREA: 1390 sq.ft. (129.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02/2021.



TO LET

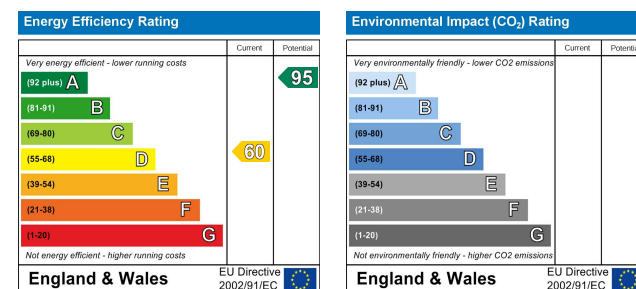
£1,400 Per Calendar Month

Tanglewood, Newtown, Wem, SY4 5NU

An impressive and well-presented four-bedroom detached property, boasting generous gardens, ample driveway parking, and a pleasing rural outlook, enviably situated in a secluded position within the charming North Shropshire village of Newtown.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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.



01691 622 602

Ellesmere Lettings  
 Ellesmere, Shropshire, SY12 0AW  
 E: ellesmerelettings@hallsgb.com



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- Well Presented
- Charming Village Location
- Garage and Driveway
- Large Rear Garden
- Master with En-suite
- Available Long Term

#### DESCRIPTION

Situated in the delightful location of Newtown, a quaint Shropshire Village offering the tranquillity of the English countryside whilst also benefitting from close proximity to a range of amenities in the nearby towns of Wem and Ellesmere.

The property is well presented and situated over two spacious floors, and internally comprises: a cottage style kitchen, separate dining room, living room with garden views, ground floor study, four bedrooms, the main bedroom benefitting from an en-suite and a family bathroom.

Externally, the property boasts a large driveway, garage, wooden workshop and generous lawned rear garden.

#### THE ACCOMODATION COMPRISES

##### STUDY

10'7" x 8'2" (3.24 x 2.49)

##### KITCHEN

11'4" x 12'0" (3.46 x 3.66)

##### LIVING ROOM

12'3" x 14'5" (3.74 x 4.41)

##### DINING ROOM

8'10" x 11'7" (2.70 x 3.55)

##### CLOAKROOM

3'2" x 7'3" (0.97 x 2.21)

##### MAIN BEDROOM

12'4" x 12'4" (3.76 x 3.78)

##### EN-SUITE

9'0" x 5'10" (2.76 x 1.78)

##### FAMILY BATHROOM

10'5" x 6'7" (3.20 x 2.01)

##### BEDROOM TWO

12'3" x 9'6" (3.75 x 2.91)

##### BEDROOM THREE

9'9" x 9'1" (2.99 x 2.77)

##### BEDROOM FOUR

7'3" x 8'9" (2.23 x 2.67)

##### HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application.

##### SECURITY DEPOSIT

A security deposit equal to five weeks rent will be due to be held by the DPS.

##### TERM

The property is available on an initial six month assured shorthold tenancy, however, longer term tenants are preferred.

Unfortunately, we are unable to accommodate applicants who smoke or who have dogs.

##### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

##### COUNCIL TAX

The property is listed as a band E on the local authority register

##### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel (01691) 622602

