

TO LET

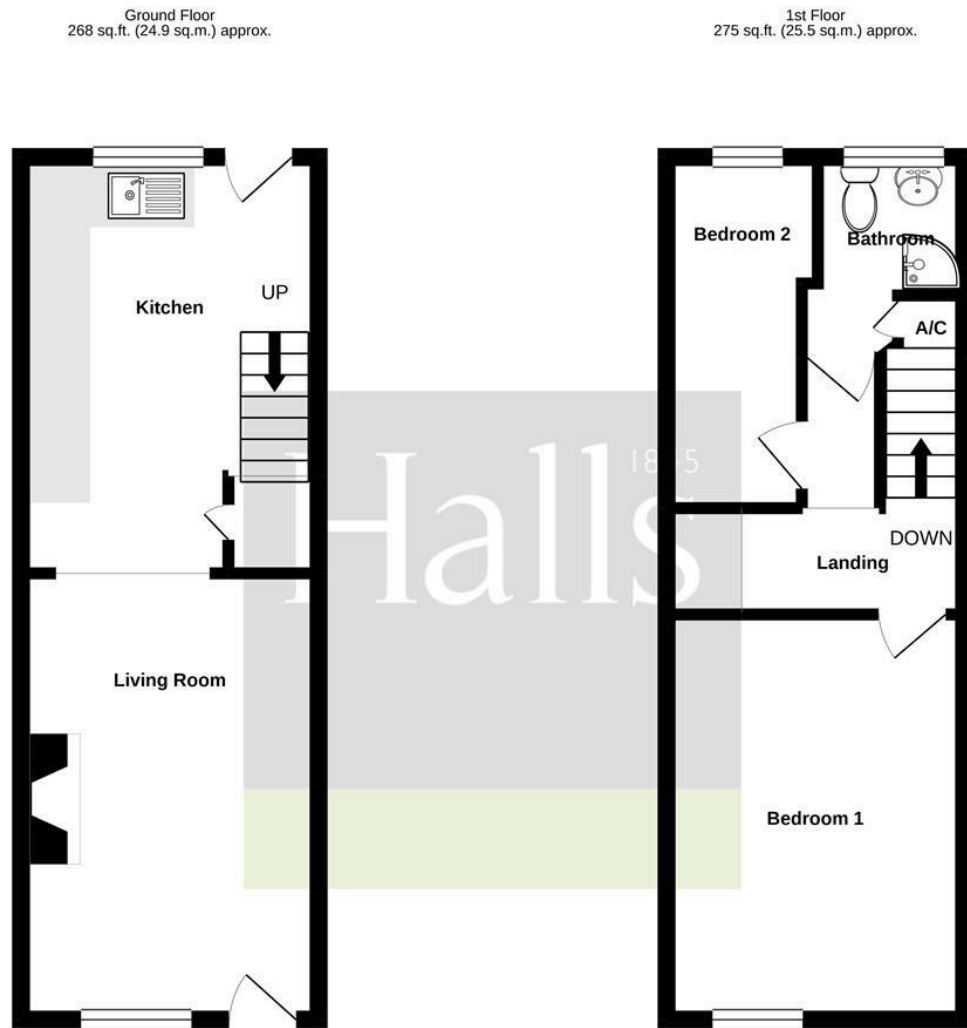
69 Scotland Street, Ellesmere, Shropshire, SY12 0DH



TO LET

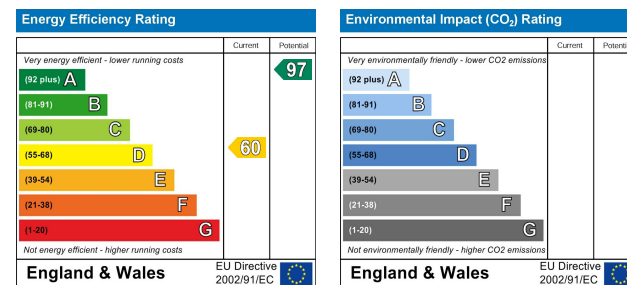
£650 Per Calendar Month

69 Scotland Street, Ellesmere, Shropshire, SY12 0DH



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



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.

*** ALL AVAILABLE VIEWING SLOTS NOW FILLED ***

A well presented two-bedroom period town centre property with the benefit of a compact rear courtyard, conveniently situated within easy reach of all local amenities in the heart of the north Shropshire lakeland town of Ellesmere.

- Period town cottage
- Two Bedrooms
- Well presented
- Courtyard to rear
- Conveniently situated
- Available August 2024

DESCRIPTION

Situated within the heart of the sought after, North Shropshire town of Ellesmere which a range of amenities including: restaurants, supermarkets, and a range independent shops, whilst also being well located for access to the larger centres of Oswestry, Whitchurch, and Shrewsbury.

The property is well presented throughout and comprises, on the ground floor, a Lounge and Kitchen, together with two first floor bedrooms and a family bathroom.

Externally the property is complimented by a compact rear courtyard.

THE ACCOMMODATION COMPRISES:

LIVING ROOM

4.24 x 3.02

KITCHEN/BREAKFAST ROOM

4.01 x 2.87

BEDROOM ONE

3.63 x 3.02

BEDROOM TWO

2.95 x 2.44

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

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

TERM

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

CONDITIONS

Unfortunately we are unable to accept applicants who smoke. Any pets to be declared prior to viewing.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band ' A ' on the Shropshire Council Register.

VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

N.B

Please note, the photos used were taken in 2021.

