

TO LET

# The Lodge Sodylt, Ellesmere, SY12 9EN



Ground Floor  
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 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.  
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TO LET

£895 Per-Calendar Month

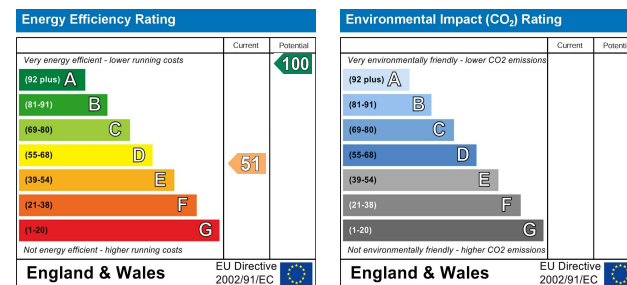
## The Lodge Sodylt, Ellesmere, SY12 9EN

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

A deceptively spacious and well presented two bedroom country bungalow benefitting from attractive gardens with patio area, allocated parking, and delightful countryside views across Shropshire and Wales, enviably situated in a pleasant rural location on the boundary of the grounds of Sodylt Hall, near St.Martins.

**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.



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Ellesmere Lettings  
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- Detached Bungalow
- Deceptively Spacious
- Attractive Gardens with Patio Area
- Parking
- Excellent Countryside Views
- Convenient yet Rural Location

**DESCRIPTION**

The Lodge lies on the boundary of the imposing Sodylt Hall, a Grade II listed country residence dating back to the 18th Century and situated roughly equidistant between the villages of Overton-On-Dee and St.Martins, both of which enjoy a range of amenities including Public Houses, Restaurants, and a range of independent shops. The property is also well located for access to the larger centres of Ellesmere, Oswestry, and Wrexham, all of which offer a more comprehensive range of services.

Internally, the property is well presented throughout and offers a deceptive amount of accomodation which briefly comprises: Entrance Porch, Living/Dining Room (with open fire), Kitchen, two Bedrooms, and family Bathroom.

Externally, the property is complimented by well-maintained gardens containing a number of established floral and herbaceous beds intersected by gravel pathways. The gardens also contain an attractive paved patio area which offers an ideal space for outdoor dining and entertaining, whilst enjoying excellent countryside views over unspoilt farmland.

The Lodge boasts parking for two vehicles.

**THE PROPERTY COMPRISES**

- Entrance Porch - 1.22m x 1.63m
- Living/Dining Room - 6.65m x 4.31m
- Kitchen - 5.32m x 2.28m
- Bedroom One - 2.78m x 5.45m
- Bedroom Two - 3.19m x 2.67m
- Bathroom - 2.17m x 2.62m

**N.B.**

The sofas, and some other furnishings, may be available for purchase via separate negotiation.

**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.

**TERMS**

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

Pets to be declared prior to viewng.

**SERVICES**

We are advised that the property benefits from mains water and electricity. Drainage is to a private system.

The property is served by a communal biomass boiler and the cost of heating and hot water, as used by the property, will be re-charged to the tenant on a quarterly basis at 8.67p pKW (to be reviewed annually).

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The property is shown as being within council tax band X on the local authority register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

