

TO LET

Church House Welshampton, Ellesmere, Shropshire, SY12 0PH

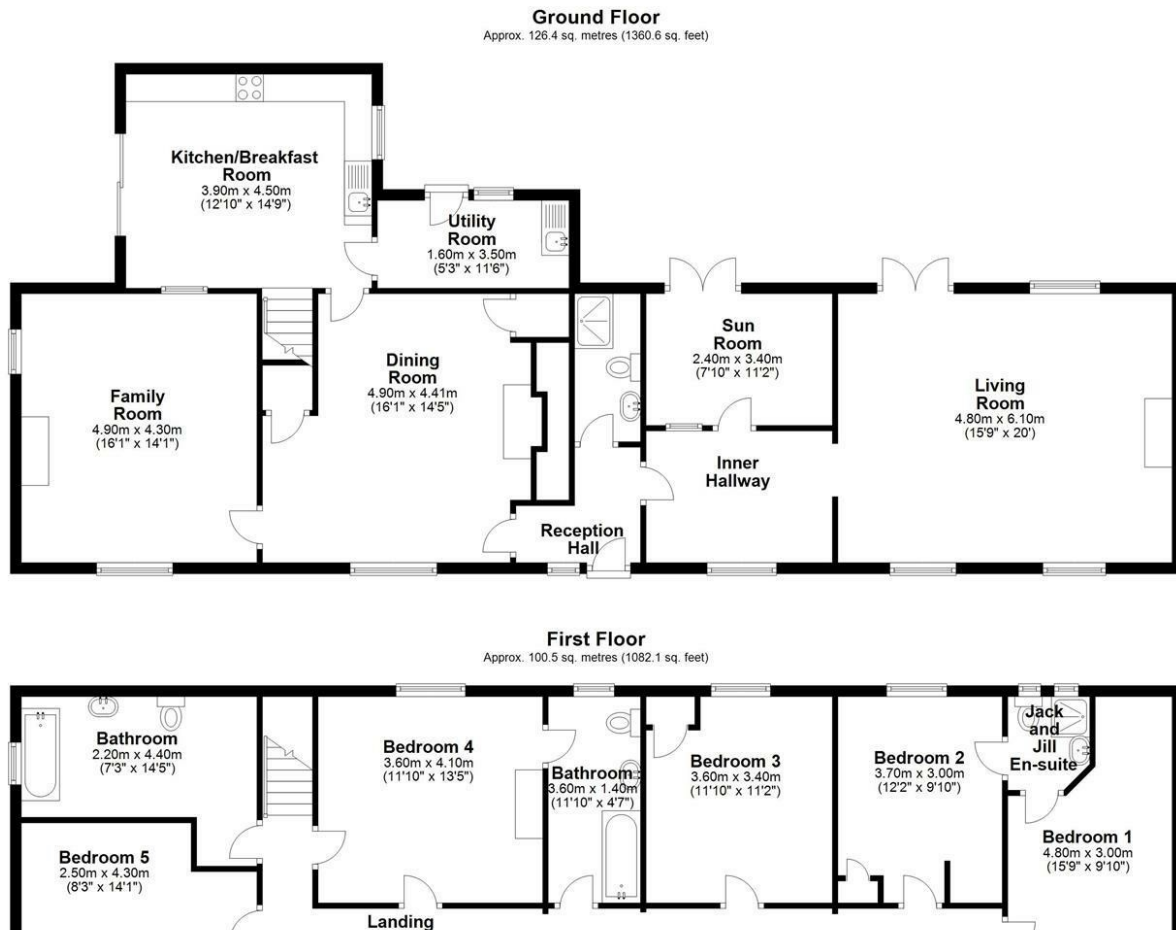


TO LET

£1,200 Per Calendar Month

Church House Welshampton, Ellesmere, Shropshire, SY12 0PH

A substantial four-bedroom detached family home benefitting from generous gardens, driveway parking, and a wealth of internal space, situated in a convenient edge of village location within the sought after North Shropshire village of Welshampton.



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
Ellesmere, Shropshire, SY12 0AW
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- Detached Family Home
- Five Bedroom
- Generous Gardens
- Driveway Parking
- Four Reception Rooms
- Excellent Village Location

DESCRIPTION

Situated in a convenient location on the edge of the sought after North Shropshire village of Welshampton, which boasts a range of amenities, including a School, Public House, and Church, whilst also being well located for access to the larger centres of Ellesmere, Whitchurch, and Shrewsbury, all of which enjoy a more comprehensive range of amenities.

Internally, the property offers a substantial amount of accommodation situated over two spacious floors and comprising; Living Room, Dining Room, Family Room, Sun Room, Utility Room, and Kitchen/Breakfast Room, together with five Bedrooms (two of which enjoy access to a Jack and Jill En-Suite) and two family Bathrooms.

Externally, the property is complimented by generous gardens located to rear and side of the dwelling, these containing a number of lawned areas alongside a raised decking area representing an ideal space for outdoor dining and entertaining. To the front of the building is a slated gravel area providing ample parking space for a number of vehicles.

THE ACCOMODATION COMPRISES

- Ground Floor
- Living Room: 4.80 x 6.10
 - Sun Room: 2.40 x 3.40
 - Dining Room: 4.90 x 4.41
 - Family Bathroom: 4.90 x 4.30
 - Kitchen/Breakfast: 3.90 x 4.50
 - Utility Room: 1.80 x 3.50

- First Floor
- Bedroom One: 4.80 x 3.00
 - Bedroom Two: 3.70 x 3.00
 - Bedroom Three: 3.60 x 3.40
 - Bathroom One: 3.60 x 1.40
 - Bedroom Four: 3.80 x 4.10
 - Bedroom Five: 2.50 x 4.30
 - Bathroom Two: 2.30 x 4.40

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 viewings.

COUNCIL TAX

The property is listed as being within band F on the local authority register.

LOCAL AUTHORITY

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

VIEWINGS

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

