

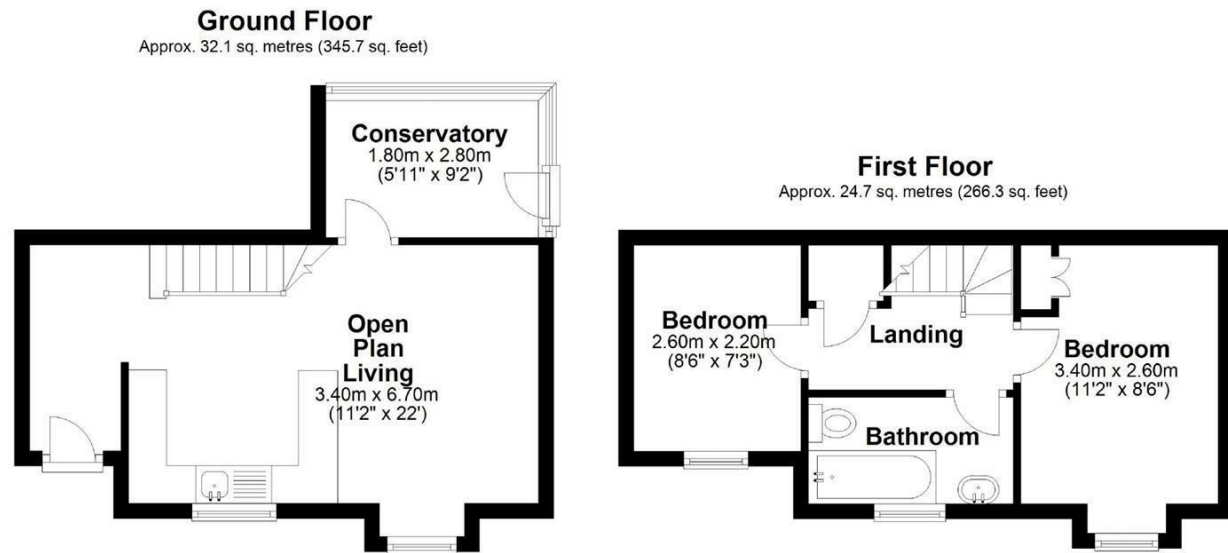
TO LET

3 Inglenook Trimpley Street, Ellesmere, Shropshire, SY12 0BE



TO LET

£695 Per Calendar Month

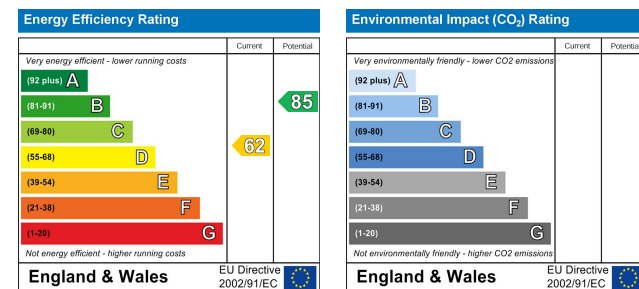


Total area: approx. 56.9 sq. metres (612.1 sq. feet)
3 Inglenook

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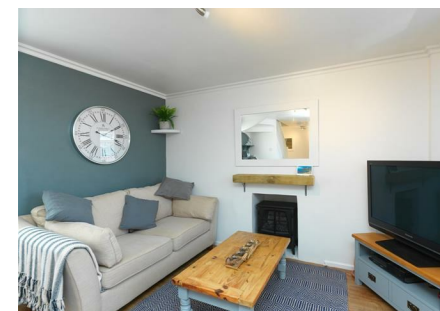
A well presented and modernised two bedroom property situated in a delightful, tucked away position, benefitting from parking, private garden, and close proximity to amenities, situated within the heart of the sought after, North Shropshire town of Ellesmere.

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 Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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- Well Presented
- Private Garden
- Parking
- Close To Amenities
- Tucked Away Position
- Available Long Term

Description

Situated in pleasant, tucked away location within a popular residential street in Ellesmere and within walking distance of all the town's amenities, including Schools, Supermarkets, and a range of independent shops, whilst also being well situated for access to the larger centres of Oswestry, Shrewsbury, and Whitchurch.

Internally, the property is very well presented and comprises an open plan ground floor living area, including a Kitchen and Lounge, and a separate Sun Room, with, to the first floor, two bedrooms and a family bathroom.

Externally, the property is complimented by attractively landscaped gardens to three sides, with the addition of allocated parking.

Open Plan Living Area
11'1" x 21'11" (3.40 x 6.70)

Sun Room
5'10" x 9'2" (1.80 x 2.80)

Bedroom One
11'1" x 8'6" (3.40 x 2.60)

Bedroom Two
8'6" x 7'2" (2.60 x 2.20)

Family Bathroom

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.

Council Tax

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

Local Authority

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

Viewings

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

