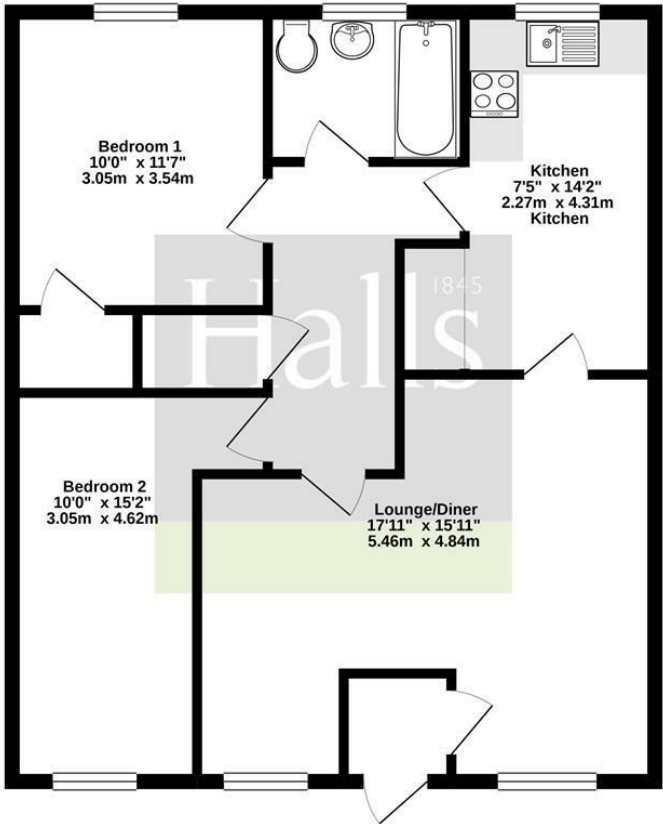


TO LET

Flat 1, Talbot House, High Street, Wem, Shropshire, SY4 5AA



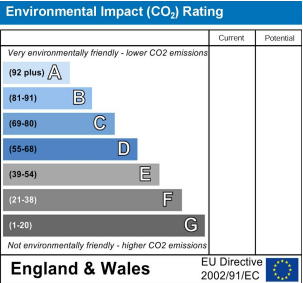
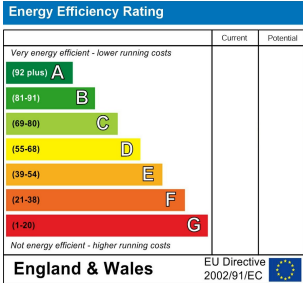
Ground Floor
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq ft. (70.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 descriptive 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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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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- Town Centre Location
- Two Double Bedrooms
- Large Living/Dining Room
- Close To Amenities
- Available Long Term
- Deceptively Spacious

DESCRIPTION

Situated within the heart of the popular market town of Wem and benefitting from easy access to all local amenities, including schools, restaurants, and a range of shops. Internally, the property is neutrally decorated and comprises two double bedrooms, bathroom, kitchen, living/dining room, and ample storage.

LIVING ROOM/DINER

17'11" x 15'11" (max) (5.46 x 4.84 (max))

KITCHEN

7'5" x 14'2" (2.27 x 4.31)

BEDROOM ONE

10'0" x 11'7" (3.05 x 3.54)

BATHROOM

7'9" x 5'10" (2.35 x 1.78)

BEDROOM TWO

10'0" x 13'9" (3.04 x 4.19)

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.

LOCAL AUTHORITY

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

COUNCIL TAX

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

TERMS

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

Unfortunately we are unable to accommodate applicants with pets.

N.B

Viewers are advised that some of the marketing photos were taken in 2022.

VIEWINGS

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

