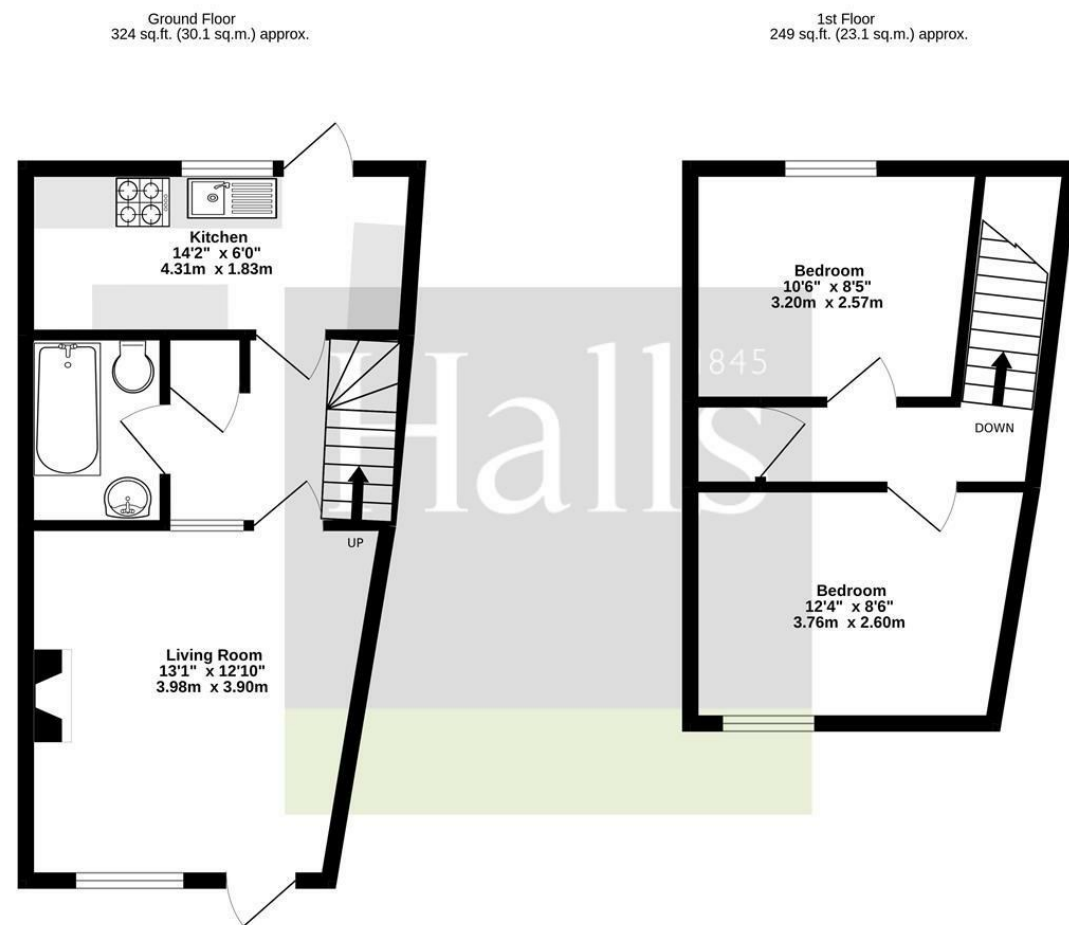


TO LET

35 Watergate Street, Ellesmere, Shropshire, SY12 0EX



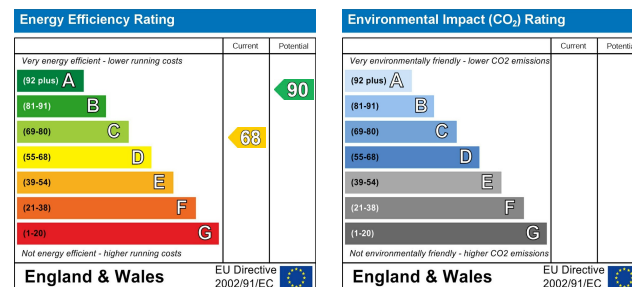
TOTAL FLOOR AREA : 573 sq.ft. (53.3 sq.m.) approx.

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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01691 622 602

Ellesmere Lettings
Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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Halls 1845



TO LET

£695 Per Calendar Month

35 Watergate Street, Ellesmere, Shropshire, SY12 0EX

A well presented, two bedroom, Grade II listed property enviably situated within the heart of Ellesmere. Benefitting from close proximity to all local amenities and off street parking.

- Town Centre Location
- Close to Amenities
- Available Long Term
- Courtyard Garden
- Allocated Parking
- Available Now

DESCRIPTION

Situated within the centre of the sought after, North Shropshire town of Ellesmere and benefitting from close proximity to all local amenities, including Supermarket, restaurants, and a range of independent shops.

Internally, the property is surprisingly spacious and comprises a lounge, bathroom, kitchen, two bedrooms, and ample storage. Externally, the property is complimented by a small courtyard garden and an allocated parking space.

LIVING ROOM

13'1" x 12'10" (max) (3.98 x 3.90 (max))

KITCHEN

14'2" x 6'0" (4.31 x 1.82)

BATHROOM

5'0" x 6'10" (1.53 x 2.09)

BEDROOM ONE

12'4" x 8'6" (3.76 x 2.60)

BEDROOM TWO

10'6" x 8'5" (3.20 x 2.57)

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 in Band ' A ' on the local authority register.

N.B.

Viewers are advised the photos used are from 2024

TERMS

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

VIEWINGS

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

