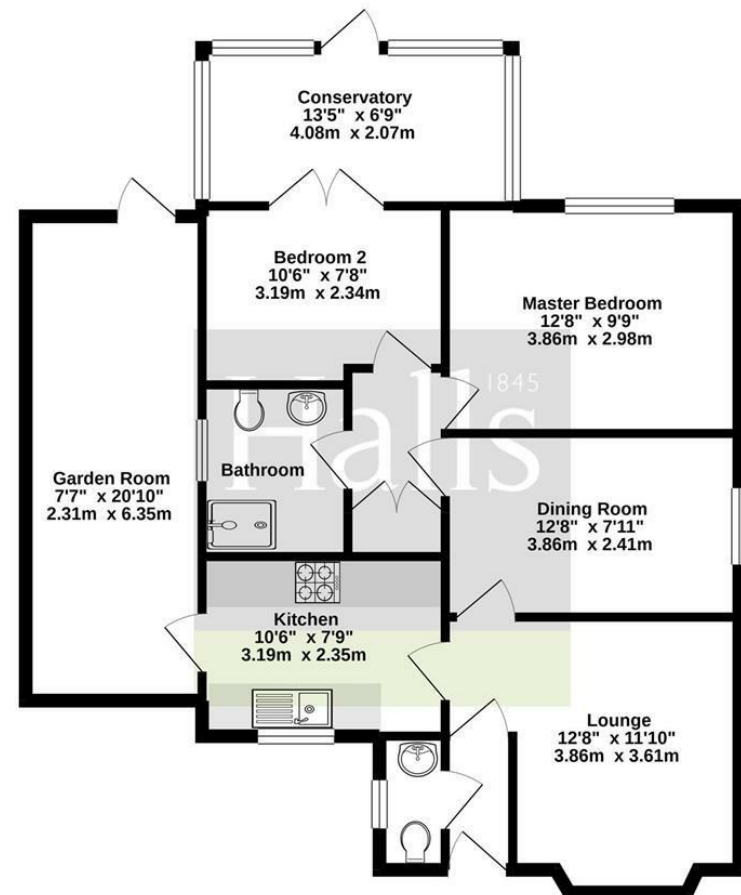


TO LET

3 Diksmuide Drive, Ellesmere, Shropshire, SY12 9QA

Ground Floor
870 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.9 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.
Made with Metropix ©2021.

Halls 1845

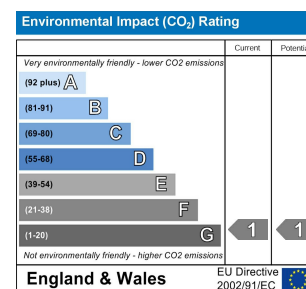
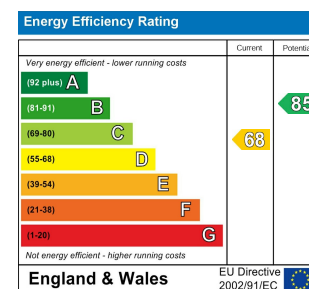
TO LET

£895 Per Calendar Month

3 Diksmuide Drive, Ellesmere, Shropshire, SY12 9QA

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.



An attractive, and surprisingly spacious, two-bedroom detached bungalow situated on a quiet street just outside of the centre of Ellesmere. Benefitting from driveway parking and front and rear gardens.

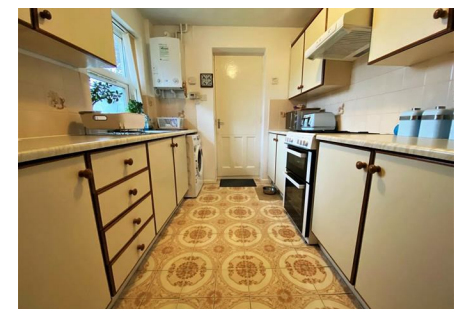
Halls 1845

01691 622 602

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



onTheMarket.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 622 602

Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles).
(All distances approximate).

- Detached Bungalow
- Driveway Parking
- Well Presented
- Front and Rear Gardens
- Garden Room
- Convenient Location

DESCRIPTION

An attractively presented, two bedroom bungalow situated in the sought after, North Shropshire town of Ellesmere. Situated within walking distance of all local amenities, including supermarkets, restaurants, and a range of independent shops, whilst also being well placed for access to the wider area.

Internally, the property is well presented and comprises a porch, cloakroom, living room, separate dining room, kitchen, two bedrooms, shower room, conservatory, and garden room.

Externally, the property is complimented by both front and rear gardens, and driveway parking.

WC

2'11" x 5'3" (0.90 x 1.59)

LIVING ROOM

12'8" x 10'11" (max) (3.85 x 3.33 (max))

KITCHEN

10'6" x 7'9" (3.19 x 2.35)

DINING ROOM

12'7" x 8'3" (3.83 x 2.51)

MASTER BEDROOM

12'8" x 9'5" (3.87 x 2.87)

BEDROOM TWO

10'6" x 7'9" (3.19 x 2.36)

CONSERVATORY

12'11" x 6'9" (3.93 x 2.06)

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.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

CONDITIONS

Unfortunately we are unable to accommodate applicants who smoke. Pets to be declared prior to viewing.

TERM

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 C 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. Tel:(01691) 622602.

N.B.

The landlord of the property is an employee of Halls and lives within a close proximity to the property.

