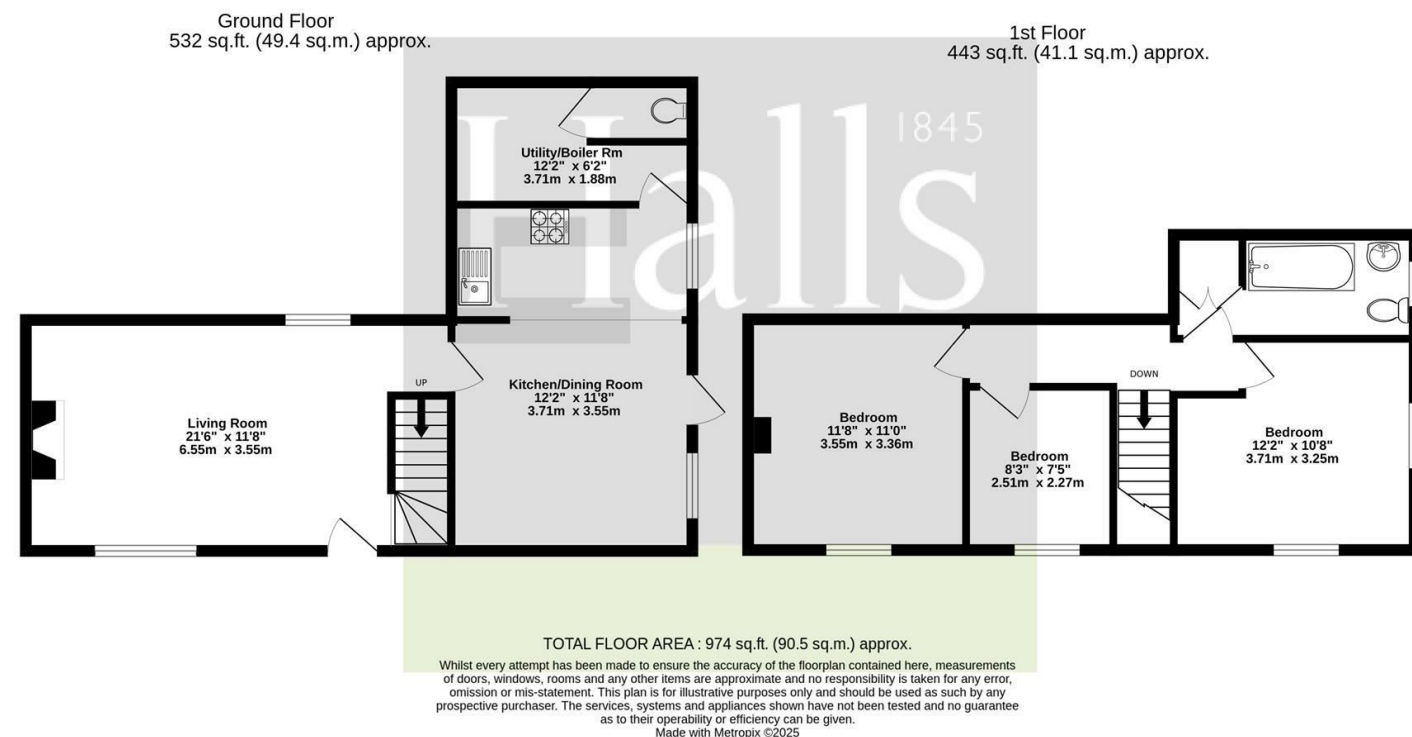


TO LET

Gamebuck Cottage, Coptiviney, Ellesmere, SY12 0ND



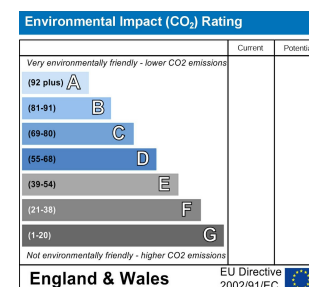
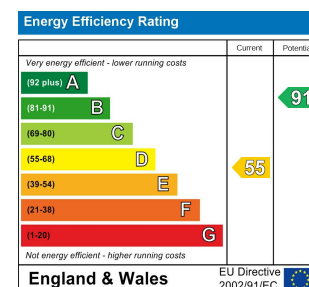
TO LET

£995 Per Calendar Month

Gamebuck Cottage, Coptiviney, Ellesmere, SY12 0ND

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.



A particularly charming period three-bedroom country cottage complemented by attractive gardens and driveway parking which leads to a single garage, idyllically situated in a delightful rural location convenient for the lakeland town of Ellesmere.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@halls.gb.com



onTheMarket.com



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Ellesmere (1.5 miles), Oswestry (10 miles), Whitchurch (13 miles), Shrewsbury (18 miles)

All distances approximate.

- Period Cottage
- Character Features
- Three Bedrooms
- Driveway and Garage
- Attractive Gardens
- Idyllic Rural Location

DESCRIPTION

Situated against a backdrop of the rolling fields of the noted north Shropshire countryside, Gamebuck Cottage enjoys a truly idyllic position at the culmination of a quiet country lane with far-reaching views available of open farmland, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere, which provides a respectable range of day-to-day amenities, including Supermarket, Schools, Medical Facilities, Public Houses, and a range of independent Shops. The larger towns of Oswestry and Whitchurch lie to the east and west respectively and boast a broader range of amenities, with the county centre of Shrewsbury positioned to the south.

Gamebuck Cottage is a particularly attractive three-bedroom period country cottage which has been tastefully modernised, whilst retaining a range of character features, to now provide just under 1,000 sq ft of thoughtfully arranged living accommodation arranged across two floors.

Gamebuck Cottage is complemented by attractive gardens which lie, broadly, to the north of the property and feature an expanse of shaped lawn bordered by well-stocked floral beds, alongside a concrete driveway which leads to a single garage. Positioned immediately to the side of the property is a raised seating area, ideal for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Living Room: 6.55m x 3.55m
Kitchen/Dining Room: 3.71m x 3.55m
Utility/Boot Room/WC: 3.71m x 1.88m

- First Floor -
Bedroom One: 3.55m x 3.66m
Bedroom Two: 3.71m x 3.25m
Bedroom Three: 2.51m x 2.27m
Family Bathroom:

DIRECTIONS

Leave Ellesmere to the north-east via Swan Hill, continuing on a country lane for around 1.1 miles until a left hand turn leads on to a "no through road" country lane, this, after around 0.6 miles, culminating at Gamebuck Cottage.

W3W

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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 viewing and are permitted at the property for a nominal addition to the rent.

FURTHER CHARGES

Further to the "pure rent", a tenant would be liable for the following charges

Water: provided from the farmhouse and re-charged at £25pcm, payable quarterly in arrears

Drainage: provided by the farmhouse to a shared system, re-charged at £15pcm, payable in arrears

SERVICES

We are advised that the property benefits from mains electricity. Heating is provided by an oil-fired boiler. Airband provide internet coverage to the area of circa 500mbs.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

VIEWINGS

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

