

TO LET

IVY HOUSE, MIDDLETOWN, WELSHPOOL, SY21 8EL



- **3-bedroom Detached House**
- **Set in gardens and grounds of just under 1 acre**
- **Oil Fired Central Heating**
- **Good access to Welshpool (6 miles) and Shrewsbury (12 miles)**
- **Council Tax Band F. EPC - E (39)**

£1,400 per calendar month

01691 610317

Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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DESCRIPTION

Ivy House is an attractive detached property just off the A48 between Shrewsbury and Welshpool.

The house has been tastefully modernised while retaining many original features. New carpets are fitted in some rooms.

The property is accessed from a private driveway and surrounded by a large garden with additional small paddock to the side.

Utility Room/Boot Room	13.01 sq. m
Wet Room	2.91 sq. m
Hall	3.21 sq. m
Storage Room	6.24 sq. m
Kitchen	16.98 sq. m
Living Room	14.76 sq. m
Lounge	18.02 sq. m
Hallway	3.55 sq. m

Bedroom One	16.56 sq. m
Bathroom	12.96 sq. m
Bedroom Two	14.59 sq. m
Bedroom Three	16.66 sq. m
En-Suite Shower Room	6.40 sq. m
Landing and Stairs	16.27 sq. m

Total **162.11 sq. m**

OUTSIDE

The property is approached over a private driveway to a spacious yard area which is used for car parking.

There are lawned areas, patio and a useful outbuilding included for storage.

LOCATION

The Property is located at:

Postcode SY21 8EL

What3Words pine.office.cemented

TENURE

Occupation Standard Contract for a minimum of 12 months.

RENT

£1,400 per calendar month.

DEPOSIT

£1,400.

HOLDING DEPOSIT

£250.

COUNCIL TAX BAND

F (Powys I Montgomeryshire Council).

FURNISHED/UNFURNISHED

The property is unfurnished.

EPC

The property is rated as an E (39)

SERVICES

It is understood that mains electricity and water is connected. The property has oil fired central heating and private drainage.

All of the services will have been checked or tested prior to letting. Interested parties are advised to make their own enquiries direct with the relevant utility companies.

LOCAL AUTHORITY

Powys County Council.

LEGAL COSTS

Not applicable.

VIEWING

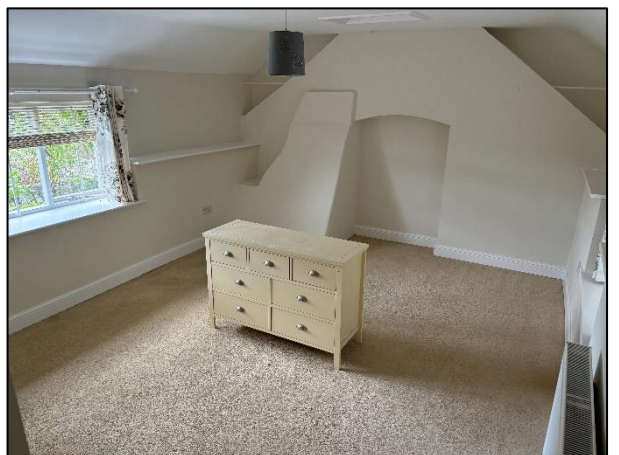
By prior appointment with the sole letting agents: Forge Property Consultants Ltd, Lane End, Tedsmore Road, West Felton, Oswestry, SY11 4ER.

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Email: admin@forgeproperty.co.uk

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Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

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