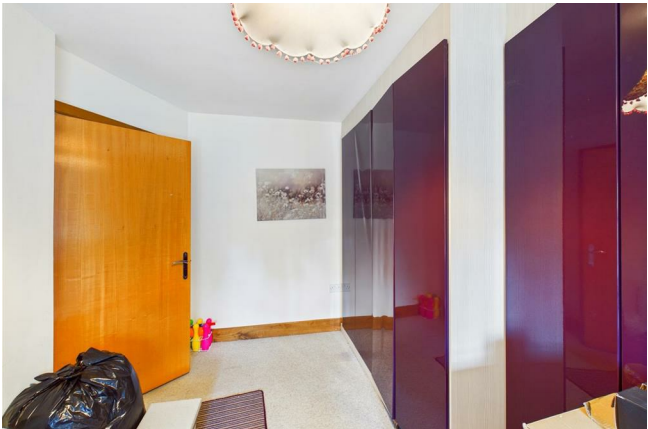






Rees Piece, Bishops Castle
£975

A charming three bedroom home, with two of the bedrooms on ground floor level set in a quaint development in Bishops Castle.



The accommodation briefly comprises: To the ground floor: Entrance hall, living / dining room, kitchen, two bedrooms, a shower room and a sun room. To the first floor: the master bedroom with an ensuite shower room. There is an enclosed garden and allocated parking space for one car.

Available July. EPC Rating D. One small pet considered. LPG Gas central heating.

£975 pcm Rent
£225 Holding Deposit
£1,120 Tenancy Deposit

Location

Bishops Castle is a historic Medieval market town nestled in the Shropshire countryside that retains a significant amount of its charm and character thanks to the locations 'Area of Outstanding Natural Beauty' status. With the remains of a 1085 Norman motte and bailey castle at its heart, the town enjoys a number of yearly festivals, as well as an impressive public house per square mile ratio. there is a wealth of boutique amenities and a local cooperative supermarket. Despite the towns stunning rural location a number of excellent towns are situated within a 20 mile radius including, Shrewsbury, Ludlow, Church Stretton and Welshpool.

EPC Rating D

For a full copy of the Energy Performance Certificate please contact agents

Council tax band C

Shropshire Council

Viewings

By appointment only through Roger Parry & Partners

Term

Assured Shorthold Tenancy for a minimum period of 6 months

Measurements

All measurements mentioned in these lettings particulars are approximate

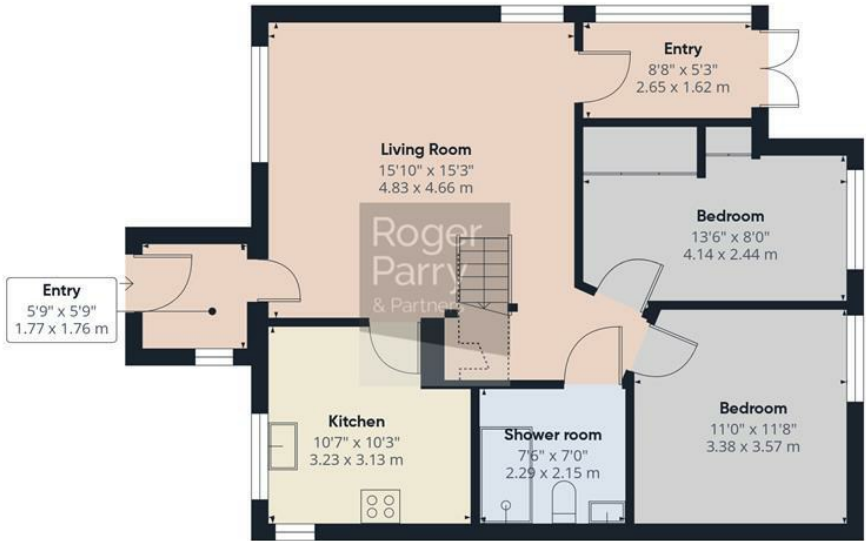
Tenancy Deposit

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

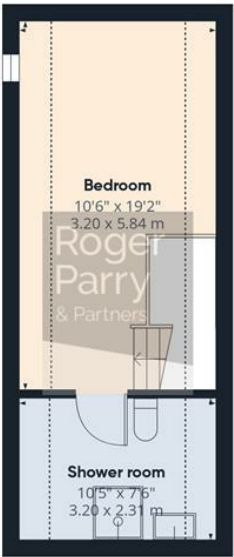
Holding Deposit

PLEASE READ CAREFULLY. Before your application can be fully considered, you will need to pay Roger Parry & Partners a holding deposit equivalent to one weeks rent for the property you are interested in. It is important that you know your legal rights, you should feel free to seek independent legal advice before signing this, or indeed any other document that we put before you. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, a longer period will only be allowed when agreed upon by both parties. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Roger Parry & Partners. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Roger Parry & Partners or Rightmove Landlord & Tenant Services, and if it becomes apparent that you have provided us with false or misleading information as part of your tenancy application. It will be retained by Roger Parry & Partners and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited towards the first months' rent due under that tenancy. Where your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within seven days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1015 ft²
94.3 m²

Reduced headroom

87 ft²
8.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Local Authority:

Council Tax Band: C

EPC Rating: D

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only
through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.