



TO LET

£900 Per Calendar Month

4 Melton Mews Cottages, Whitchurch, SY13 1SS

****UNDER APPLICATION**** A well presented, three bedroom, mid terraced cottage providing spacious accommodation within a short walk of the town centre with the benefit of two parking spaces to the rear.



- Mid Terraced Cottage
- Kitchen Diner
- Spacious Lounge
- Three Bedrooms
- Enclosed Garden to Rear
- Two Parking Spaces
- Gas Central Heating
- Double Glazing



1 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

Accommodation

Accommodation includes entrance hall, kitchen dining room with under stairs storage cupboard and an electric cooker, spacious lounge with patio doors to the rear, first floor landing, three bedrooms and a shower room. The property has double glazing, gas central heating, a rear garden with a lawned area and patio with a garden shed and has the benefit of two parking spaces to the rear.

Entrance Hall

Having staircase off, window to side, radiator and laminate flooring.

Kitchen Diner 12'09" x 11'07" (3.89m x 3.53m)

Having a range of painted wall and base units, with matching work surface, cream one and a half sink with drainer and swan neck tap, tiled splash back, Hotpoint electric oven, window to front, wall mounted gas boiler, extractor fan, radiator and tiled flooring. Door into understairs store cupboard.

Living Room 16'02 x 13' (4.93m x 3.96m)

French doors and window overlooking the rear garden, ornamental stone fire surround, radiator, and laminate flooring.

Stairs and Landing

Having access to loft.

Bedroom One 14'05" x 9'03" (4.39m x 2.82m)
Window to front and radiator.

Bedroom Two 11'07" x 9'03" (3.53m x 2.82m)
Window to rear and radiator.

Bedroom Three 11'03" max x 6'07" max (3.43m max x 2.01m max)
Window to front and radiator. Door into store cupboard with hanging rail.

Shower Room

White suite comprising corner shower unit with mains shower and tiled walls, wash hand basin, low level WC, window to rear, extractor fan, radiator and laminate flooring.

Exterior

There is a low maintenance front garden. To the rear is an enclosed garden, having a lawned area and patio area. There is a wooden garden shed and bin store. To the rear of the property there are two designated parking spaces.

Tenancy Conditions

Rent £900 pcm
Deposit £1035
First month's rent in advance
No smokers, pets by negotiation
The property is to be let on an unfurnished basis

Council Tax

The property is a Band 'B' on the local register. For further Council Tax details, contact Shropshire Council on 0345 6789002.

Viewing

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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