

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £700

1 Juniper Drive, Welshampton, Ellesmere, SY12 0FU

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

AFFORDABLE HOUSING 80% OF OPEN RENTAL MARKET

Prospective Tenants must be registered with Shropshire Home Points

3 Bedroom Semi-Det House with garden and parking

Located in the village of Welshampton

Holding Deposit £161.00 Deposit £807.00

EPC Rating 79|C Council Tax Band 'B'

Accommodation

: Juniper Drive is an exclusive development of high-quality properties situated in the popular village of Welshampton.

Location: Situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby village of Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.

Affordable Housing: The property is offered for rent under the affordable housing scheme. For further details and information please contact the agent's Ellesmere Office 01691 622534.

Entrance Door into Entrance Hall: Wood effect flooring.

Lounge: Wood effect flooring.

Kitchen/Diner: Tile floor & spotlights to ceiling. Range of fitted wall cupboards and matching base units with



Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

worktop surface above, 1.5 stainless steel sink unit and drainer, 4 ring induction hob with extractor fan above, electric fan assisted double oven. Half glazed door to outside.

Utility Room: Tile floor, space for washing machine, built-in store cupboard.

Separate WC: Tile floor, extractor fan, wash hand basin, low flush w.c.,

Stairs to First Floor Landing Area:

Bedroom One: radiator

Bedroom Two: radiator

Bedroom Three: radiator

Bathroom: Matching suite comprising panel bath with shower above, vanity sink unit, low flush w.c., heated towel rail, extractor fan.

Outside: The front of the property is open plan with brick paved driveway providing parking. Concrete slab pathway with side gate allowing access to the rear garden which is mainly laid to lawn.

Directions: From Ellesmere head south on the A528 sign posted Shrewsbury. Proceed past the Mere taking the next left signposted Whitchurch (A495). Continue for around 4 miles. Proceed through the village taking the first right signposted Wem where after a short distance Juniper Drive will be identified on the right-hand side.

EPC Rating 79|C Council Tax Band 'B':

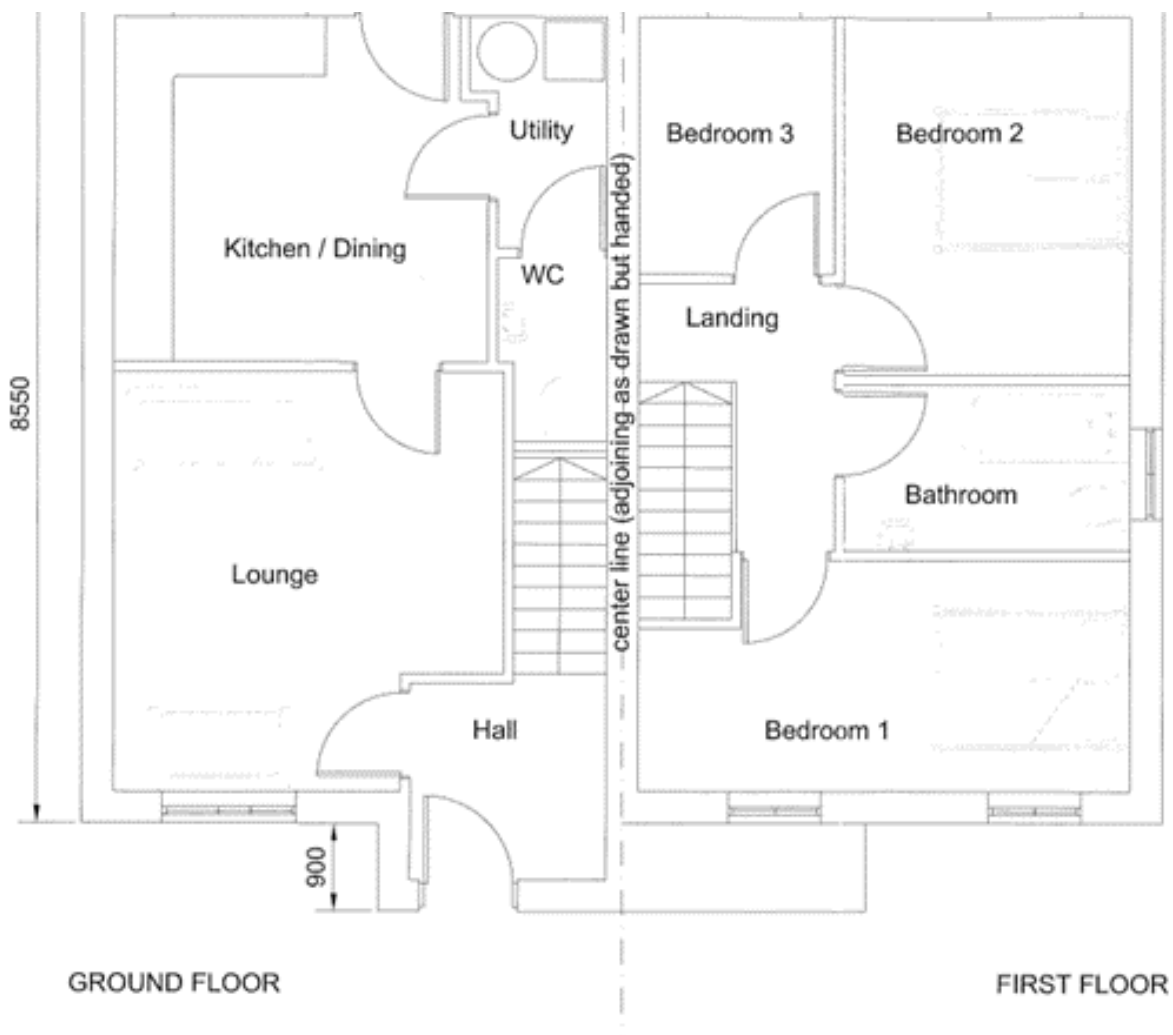
Holding Deposit £161.00:

Deposit £807.00:

Viewing and Further Information: For further information or to arrange a viewing please contact the Ellesmere office on (01691) 622534.

Tenure The property is Freehold:

: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.





A property business
steeped in heritage
with a forward
thinking outlook.

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