

TO LET

£1300 pcm

Orchard Cottage, Upton Cressett, Bridgnorth WV16 6UH

A spacious three bedroom single-storey cottage with stunning views over the Shropshire countryside.



**3 double bedrooms | Spacious | Private enclosed garden | Double garage
EPC rating A | Available now**

This lovely cottage is situated on a working farm in the rural hamlet of Upton Cressett in the beautiful Shropshire countryside. The popular market town of Bridgnorth is four miles away and has a wide range of facilities including primary and secondary schools, supermarkets and local shopping, sports facilities and community hospital.

The house comprises an open plan living space with a dining area; the living area with woodburner opens out on to the patio. The kitchen area has a good range of fitted units and space for a dishwasher and washing machine.

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 **RICS**  **CAAV**

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The main bedroom has an en-suite shower room, there are two further double bedrooms and a family bathroom with bath with shower over. The garden is well fenced and laid to lawn and there is parking on the driveway and a double garage.

Services

Underfloor oil central heating, mains electricity and water, private drainage, wood burner. The solar panels are excluded from the tenancy. Electricity will be charged monthly calculated on reasonable usage to be agreed with the successful tenant.

Furnishings

Please note that although the photos show the house furnished; no furniture, furnishings or white goods are included within the letting except for an integrated dishwasher and washing machine. The landlord will repair but not replace those.

Tenancy

The property is available from 8th March 2025 on an Assured Shorthold Tenancy agreement for an initial 6-month term. The tenancy may then be extended subject to Landlord's agreement.

Rent

The rent is £1300 per calendar month and is payable monthly in advance by standing order. The deposit is £1500 which will be returned at the end of the tenancy subject to the inventory and check out process.

Occupancy

The cottage is subject to a s106 which requires the following;

"The dwelling hereby permitted, shall only be occupied by a person solely or mainly employed, or last employed, in agriculture as defined in Section 336(1) of the Town and Country Planning Act, 1990, or in forestry, or a dependent of such a person residing with him or her or a widow or widower of such a person."

It is the prospective tenant(s)' responsibility to ensure they are satisfied that they meet the above criteria prior to making an application.

General

- ~ Sorry we are unable to accept smokers
- ~ Pets by negotiation. Cats are not permitted.
- ~ Local Authority: Shropshire Council T: 0345 6789000
- ~ Council Tax Band: D
- ~ Prospective tenants will be required to initially complete an enquiry form prior to any viewing being organised. All tenants will be required to undergo credit and referencing checks. Email victoria@williamsround.co.uk
- ~ Viewings strictly by appointment
- ~ Please be aware that it is a steep road up to the cottage



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