

TO LET

1 Shropshire Cottages, Eyton, Wrexham, LL13 0SW

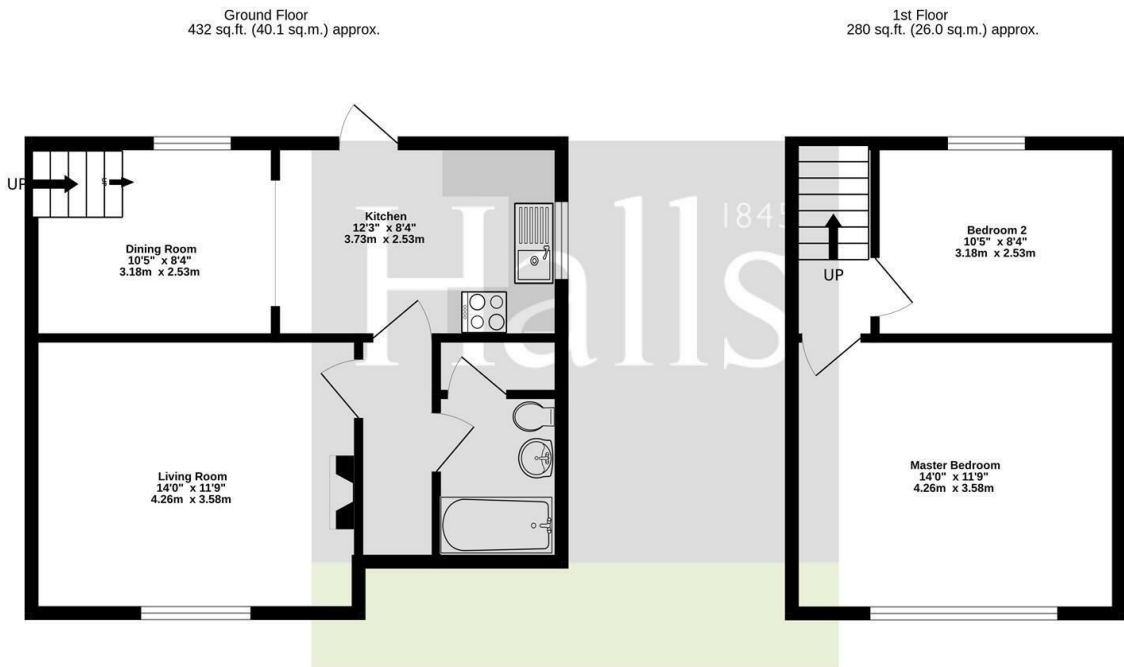


TO LET

£695 Per Calendar Month

1 Shropshire Cottages, Eyton, Wrexham, LL13 0SW

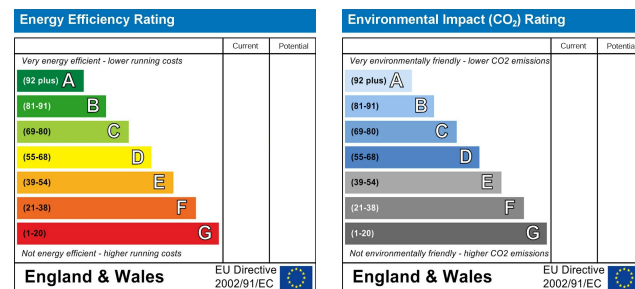
A two bedroom semi-detached cottage, situated in a convenient location. Available on an initial six month Occupational Contract, with a longer term Contract Holder preferred.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

Ellesmere Lettings
 1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
 E: ellesmerelettings@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

- Semi-detached Cottage
- Two Bedrooms
- Part Furnished
- Off Road Parking
- Gardens
- Available Immediately

DESCRIPTION

Halls are delighted with instructions to offer 1 Shropshire Cottages, Eyton, to let on an initial 6 month Occupational Contract, with a longer term Contract Holder preferred.

1 Shropshire Cottages is a two bedroom semi-detached cottage, situated in a convenient location.

LIVING ROOM

12'1 x 14'0 (3.68m x 4.27m)

FAMILY BATHROOM

8'8 x 5'1 (2.64m x 1.55m)

KITCHEN

7'6 x 9'1 (2.29m x 2.77m)

DINING AREA

7'10 x 10'7 (2.39m x 3.23m)

BEDROOM ONE

12'10 x 12'0 (3.91m x 3.66m)

BEDROOM TWO

7'10 x 10'5 (2.39m x 3.18m)

OUTSIDE

Directly to the rear of the property is a concreted area with the oil tank and lawned area beyond.

To the side of the property there are steps leading up to a further lawned area.

To the front of the property is a parking area flanked by a lawned garden.

TERMS

The property will be offered on an initial six month Occupational Contract, however, longer term Contract Holders are preferred.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

