TO LET

£950 Per Calendar Month

41 Watergate Street, Ellesmere, SY12 0EX

A generously proportioned three/four-bedroom townhouse boasting around 1,300 sq ft of flexibly arranged and well appointed living accommodation, alongside rear courtyard garden and ample parking; conveniently situated within the heart of Ellesmere.

TO LET

Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)

- **Modern Property**
- **Three/Four Bedroom**
- **Rear Garden**
- **Parking**
- **Town Centre Location**
- **Available Immediately**

DESCRIPTION

41 Watergate Street is a substantial three-storey townhouse offering versatile and well-proportioned accommodation within easy reach of the centre of Ellesmere. The property provides three bedrooms, two bath/shower rooms and a choice of reception spaces, with the first-floor living room also offering potential use as a fourth bedroom or home office.

To the rear is a private, enclosed courtyard garden, together with pedestrian and vehicular access and the benefit of an allocated parking space. The property occupies a convenient position within the town's Conservation Area and should appeal to families, professionals and those seeking a low-maintenance home close to local amenities.

SITUATION

The property is situated on Watergate Street, within comfortable walking distance of Ellesmere town centre. Ellesmere is a popular North Shropshire market town offering a good range of independent shops, cafés, public houses, schools, medical facilities and everyday services.

The town is surrounded by attractive countryside and is particularly well known for its meres, including The Mere, as well as nearby stretches of the Shropshire Union Canal. Road connections provide access towards Oswestry, Shrewsbury, Whitchurch, Wrexham and Chester.

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SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the third exit onto the A495 and continue for around 0.1 miles, take a right turn onto Watergate Street where, around 200ft later, the property will be situated on the Right and identified by a Halls "For Sale" board.

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

THE PROPERTY

An entrance hall leads into the kitchen and breakfast room, which extends through much of the ground floor and is fitted with a range of wall and base units, integrated cooking appliances and space for informal dining. Beyond is the dining and sitting room, where glazed double doors open directly onto the rear courtyard. A cloakroom completes the ground-floor accommodation.

The first floor provides a generous living room overlooking the front of the property, together with a further bedroom and shower room. The living room could, where required, be used as an additional bedroom, study or secondary reception space.

Two further double bedrooms occupy the second floor, alongside the family bathroom. The arrangement of the accommodation across three floors creates a flexible home suited to a variety of modern living requirements.

OUTSIDE

The enclosed courtyard garden lies immediately to the rear of the house and has been designed for ease of maintenance. It provides a private area for outdoor seating, entertaining and container planting.

A gated pedestrian entrance and vehicular access are available from the rear, together with an allocated off-road parking space.

HOLDING DEPOSIT

A holding deposit equal to one week's 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.

TERMS

The property will be offered on an APT and we anticipate being able to offer circa 12 months' occupancy.

Pets to be declared prior to viewing.

SERVICES

The property is understood to benefit from mains water, drainage, gas, and electric.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.

COUNCIL TAX

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

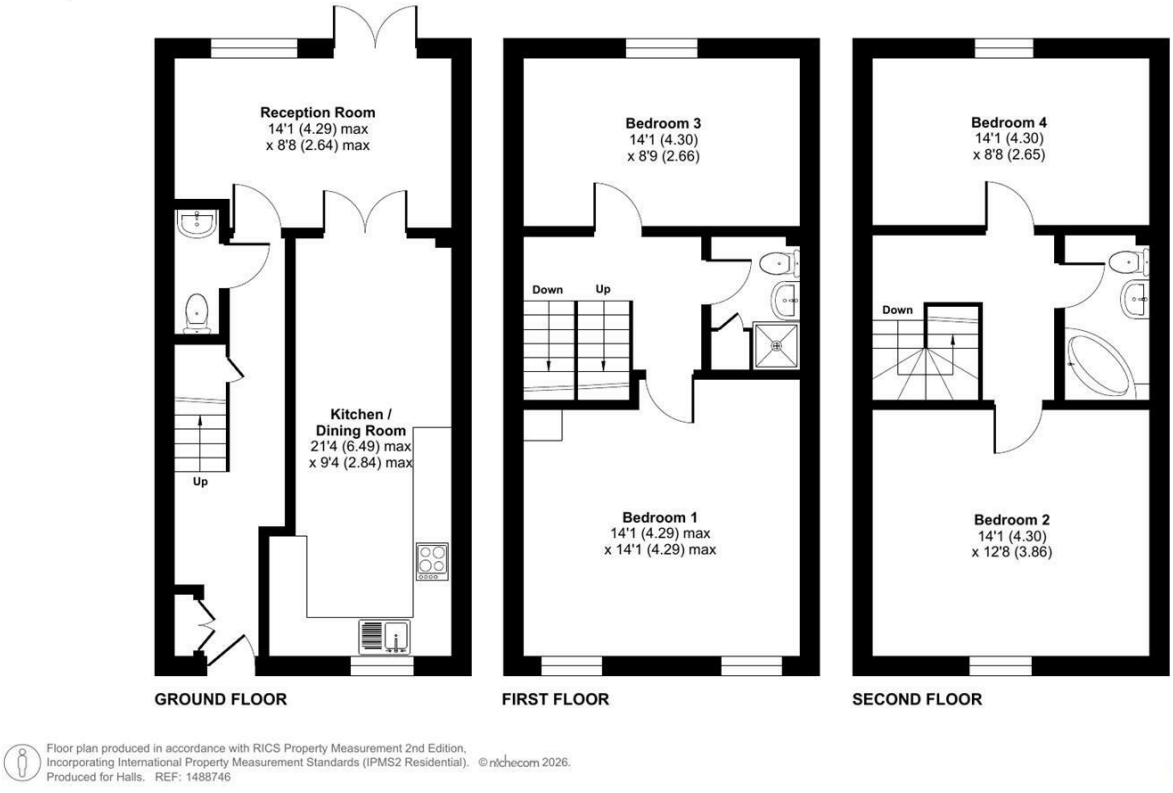
VIEWINGS

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

TO LET

41 Watergate Street, Ellesmere, SY12 0EX

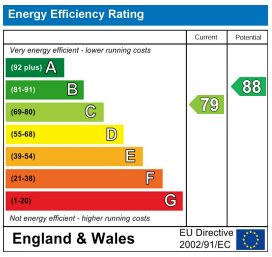
Approximate Area = 1290 sq ft / 119.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1488746

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.

Energy Performance Ratings



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Ellesmere Lettings
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