TO LET £895 pcm

1 More House, Shelve, Minsterley | SY5 0JG

2 BED BUNGALOW

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Peaceful rural location in the Shropshire countryside

Well-Presented Family Home

Minsterley 6 miles | Pontesbury 8 miles
Shrewsbury 14 miles

Approximate Internal Area: 72.2 sq.m

2 Bedrooms

1 Bathroom

Off road Parking

Recently Redecorated

Private Garden

- Spacious family home
- Two well proportioned bedrooms
- Generously sized garden
- Off street parking for 2 cars
- Bright living space filled with natural light
- Peaceful rural location

These floor plans are for illustrative purposes only and are not to scale. Measurements are approximate.

LOCATION & ACCESS

Set within the picturesque rural hamlet of Shelve, this charming property enjoys a peaceful countryside setting surrounded by the natural beauty of the Shropshire Hills. The area is ideal for those seeking a quieter way of life, with an abundance of scenic walking routes and outdoor pursuits close at hand, including the Stiperstones, Devil's Chair and the beautiful Rea Valley.

The nearby villages of Minsterley, Pontesbury and Churchstoke provide a range of everyday amenities, while the larger towns of Shrewsbury and Welshpool are accessible for a wider selection of shops, services and leisure facilities.
What3Words location: ///spending.spoiled.amending

PROPERTY & GROUNDS

This charming two-bedroom end-of-terrace bungalow offers well-presented and versatile accommodation, ideally suited to those seeking a peaceful rural home. The property briefly comprises a useful entrance porch, spacious open-plan kitchen/dining area, comfortable living room with French doors opening onto the rear garden, two well-proportioned bedrooms and a family bathroom. The property further benefits from double glazing and electric heating throughout.

Rent: £895 per calendar month

Holding Deposit: £206 (equivalent to one week's rent).

Deposit: £1,032 (equivalent to five weeks' rent).

Appliances: Fitted electric oven and hob included.

Tenancy: Let on an Assured Periodic Tenancy, subject to contract.

Services: Mains electricity with electric heaters throughout. Mains Water. Private drainage via septic tank. Landlord EICR in place.

Furnishing: Unfurnished.

Local Authority: Shropshire Council.

Council Tax: Band A.

EPC: E.

Availability: Immediately available.

These particulars are intended as a guide only and are not intended to form part of any contract. All measurements, descriptions, photographs and services are approximate. Prospective tenants should satisfy themselves as to their accuracy.

Viewings: Contact Shropshire Estate Agents for viewing enquiries on 01743 294800

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