

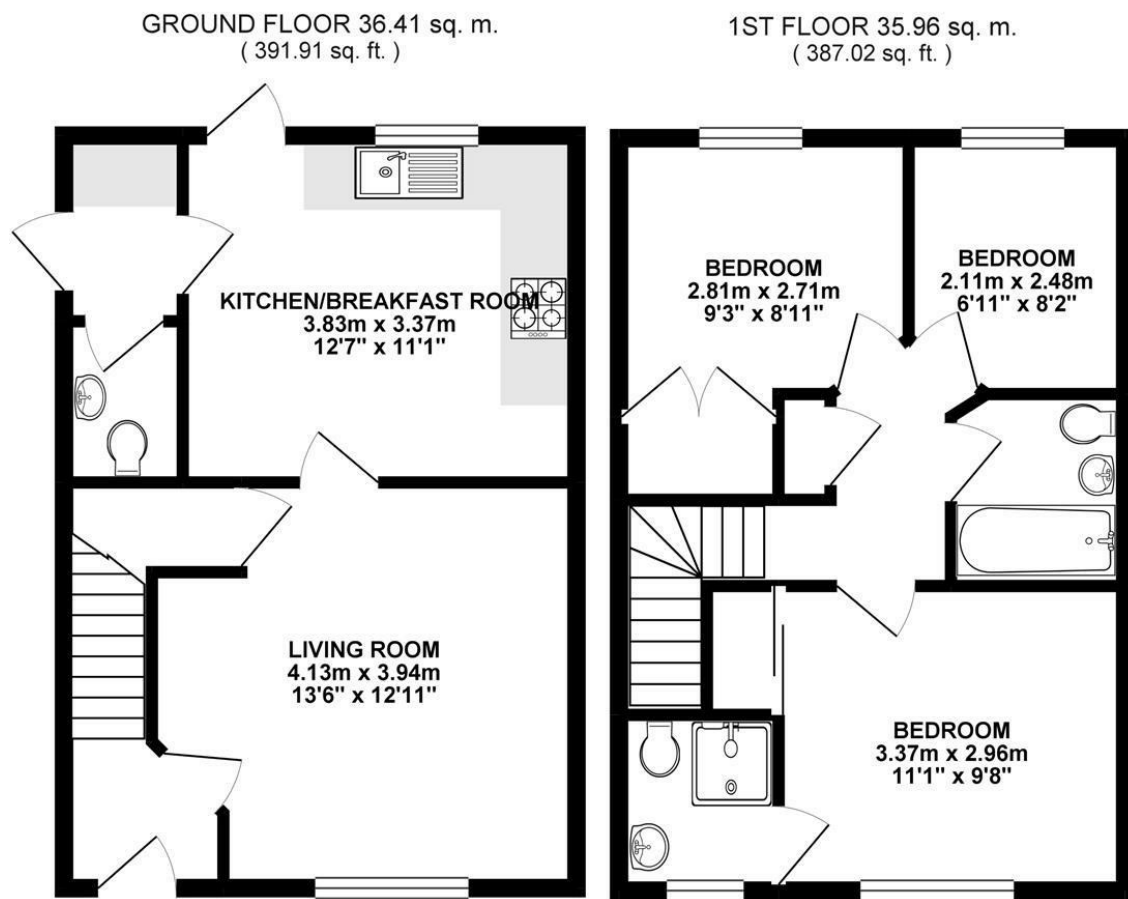
TO LET

11 Bronington Park, Bronington, Whitchurch, SY13 3EP



TO LET

£995 Per Calendar Month



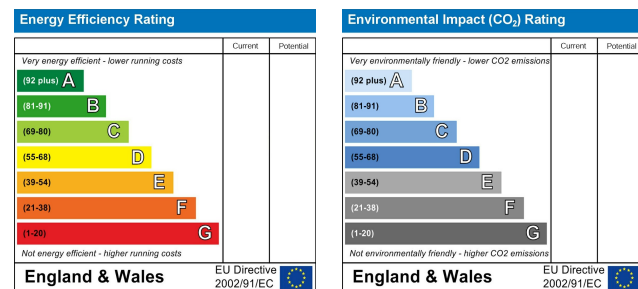
TOTAL FLOOR AREA : 72.36 sq. m. (778.93 sq. ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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.
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11 Bronington Park, Bronington, Whitchurch, SY13 3EP

A thoughtfully designed three-bedroom, semi-detached family home boasting an En-Suite to Bedroom one, ample driveway parking, single Garage, and easily maintained rear gardens, peacefully situated within a select development in the semi-rural village of Bronington,

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.



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Ellesmere Sales
 1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
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Whitchurch (4 miles), Ellesmere (7 miles), Wrexham (12 miles), Shrewsbury (22 miles)

All distances approximate

- Family Home
- Master with En-Suite
- Driveway and Single Garage
- Easy Care Gardens
- Available Long Term
- Village Location

DESCRIPTION

Bronington Park is a select development of homes situated on the perimeter of the popular, semi-rural village of Bronington, which is encompassed by the undulating landscape of the England/Wales border and boasts both a Primary School and Pre-School. The village is conveniently positioned between the lakeland town of Ellesmere and the thriving market town of Whitchurch which, between them, provide a range of day-to-day amenities, including Supermarkets, Medical Facilities, independent Shops, Public Houses, and further educational establishments. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and feature a broader offering of attractions.

The property offers well-proportioned and thoughtfully arranged living accommodation all situated across two family-friendly floors, with the ground floor comprising an Entrance Hall, Living Room, Kitchen/Breakfast Room, Utility, and Cloakroom, together with three first floor Bedrooms (the master benefitting from an En-Suite) and a family bathroom.

Externally, the property is complemented by a tandem driveway which leads on to a detached single garage with roller shutter front access door and pedestrian door to the side, the latter opening into an easily maintained rear garden predominately laid to paving.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Hall:
- Living Room: 4.13m x 3.94m
- Kitchen/Breakfast Room: 3.83m x 3.37m
- Utility Room:
- Cloakroom;

- First Floor -

- Bedroom One: 3.37m x 2.96m
- En-Suite:
- Bedroom Two: 2.81m x 2.71m
- Bedroom Three: 2.11m x 2.48m
- Family Bathroom:

TERMS

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

Pets to be declared prior to viewing.

SERVICES

The property is served by mains water, electricity, and drainage. Heating is provided by an oil-fired boiler.

LOCAL AUTHORITY

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

COUNCIL TAX

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

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.

VIEWINGS

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

