TO LET

Gatten Lodge Flat, Gatten, Shrewsbury, SY5 0SJ

Gatten Flat

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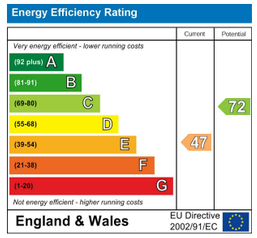

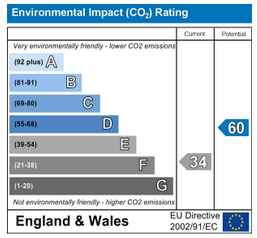

Halls 1845

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TO LET

£700 Per Calendar Month

Gatten Lodge Flat, Gatten, Shrewsbury, SY5 0SJ

A well proportioned apartment in a rural setting providing 2 bedrooms, large living room, kitchen, bathroom, lobby and two parking spaces.

FOR SALE

Pontesbury (5 miles)
Shrewsbury (12 miles)
All distances are approximate

- **Two Bed single story flat**
- **Spacious living accommodation**
- **Set beneath the Stiperstones**
- **Private parking for 2 cars**
- **Available from July**

DESCRIPTION
A characterful 2-bedroom, semi-detached flat situated beneath the Stipertones, offering secluded rural life in an area of outstanding natural beauty. The property benefits from a spacious central living and dining area, enhanced by impressive three-quarter length windows that perfectly frame the far-reaching countryside views.

The accommodation briefly comprises a generous living/dining room, kitchen, bathroom, front porch, one double bedroom and one single bedroom.

Despite its idyllic rural position, the property remains conveniently accessible, lying just a few miles from the popular village of Pontesbury and approximately 30 minutes from the county town of Shrewsbury, where a full range of amenities, schooling and transport links can be found. The surrounding local area offers an excellent selection of country pubs, local shops and a highly regarded primary school, making this an attractive home for those seeking a balance of countryside living and reasonable convenience.

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FRONT PORCH
Tiled floor with understairs storage and stairs leading to the first floor

LIVING/DINING ROOM
Carpeted floor, radiators, and windows.

KITCHEN
Wooden flooring, wall-mounted and base units, stainless steel sink, and window

BATHROOM
Vinyl tile flooring, bath with shower, pedestal basin, and WC.

BEDROOM ONE
Double bedroom with carpeted floor, radiator, built-in double wardrobe and window.

BEDROOM TWO
Single bedroom with carpeted floor, radiator, and window.

OUTDOORS
Private parking for 2 cars on a gravel driveway

TERM
The property will be offered on an Assured Periodic Tenancy, with longer term tenants preferred.

Pets to be declared prior to viewing.

SERVICES
The property is served by mains water and electric. Heating is provided by an oil-fired boiler and drainage is to a private system.

Further to the pure rent, a £50pcm further cost will be due direct to the landlord for the provision of electricity.

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.

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

COUNCIL TAX
The property is in Band ' B ' on the Shropshire Council Register.

VIEWINGS
By appointment only and conducted by Henry Evans