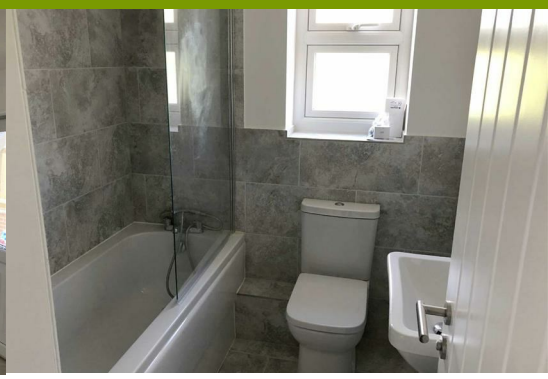


1 LYNDHURST HARLEY JENKINS STREET

| BISHOPS CASTLE | SHROPSHIRE | SY9 5AH







Available to rent is this modern end terrace town cottage. With an excellent energy rating, the low maintenance property offers three bedrooms, en-suite and bathroom, open plan kitchen/living room, separate WC, hall, off road parking and zero maintenance gardens. Full financial references and deposit apply.

£950 Per Calendar Month



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- End terrace town cottage
- Newly built, low maintenance
- Excellent energy rating
- 3 bedrooms, en-suite shower
- Bathroom, WC
- Open plan kitchen/living room
- Off road parking and gardens

DIRECTION

From the Bishops Castle Office, proceed up the high street towards Co-Op. At the junction turn left and the property will be found on the left-hand side after a short distance, opposite the carpark.

SITUATION

Located on Harley Jenkins Street, the property is only a short walk from all the town's services and amenities which include a doctors and dental surgery, schools, churches, a variety of independent shops, mini-marts, pubs and cafes. Bishops Castle is a mecca for cyclists and walkers, situated in the heart of the beautiful South Shropshire countryside. The larger towns of Shrewsbury and Ludlow, offer a wider range of amenities and are within comfortable driving distance with access to the national rail and motorway network.

DESCRIPTION

With an excellent energy rating, the house has been completed to a high standard with high performance glazing and thermostatically controlled electric radiators, with good quality bathroom and kitchen fixtures.

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It has zero maintenance, artificial lawns to the rear and an off road parking space, so important in Bishops Castle. It provides three bedrooms with en-suite shower with and bathroom to the first floor, with an open plan kitchen and living room with wood stove, entrance lobby and separate WC, as detailed in the following:

ENTRANCE LOBBY

Tiled floor and radiator.

SEPARATE WC

Tiled floor, low flush unit and wash basin.

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Open plan kitchen, living room comprising:

KITCHEN

11'7" x 8'9" (3.53 x 2.67)

Tiled floor, base and wall units, worktops, 'Lamona' four ring hob and oven, stainless steel cooker hood, stainless steel sink unit, recessed lighting and opening into:

LIVING ROOM

16'0" x 14'0" (4.88 x 4.27)

Wood laminate floor, wood stove, radiator, French doors to the rear garden space, TV and telephone point and under stairs storage. A carpeted staircase rises to the First Floor Landing with store cupboard and doors to:

BATHROOM

Glazed screen and shower above bath, WC and wash basin, backlit mirror and shaving socket, tiled floors and part tiled walls, towel radiator and thermostat.

BEDROOM 1
10'0" x 9'9" (3.05 x 2.97)
Fitted carpet, wardrobe, radiator, TV and telephone point.

EN-SUITE SHOWER
Cubicle and shower, WC and wash basin.

BEDROOM 2
9'2" x 8'11" (2.79 x 2.72)
Obscured glass rear window, fitted carpet, TV point, radiator, and fitted wardrobe.

BEDROOM 3
8'2" x 6'6" (2.49 x 1.98)
Fitted carpet and radiator.

OUTSIDE
To the side of the terrace is an allocated single off road parking space and path from the pavement to the front door. The rear comprises a zero maintenance space with artificial lawn and enclosed by timber fencing.

GENERAL REMARKS

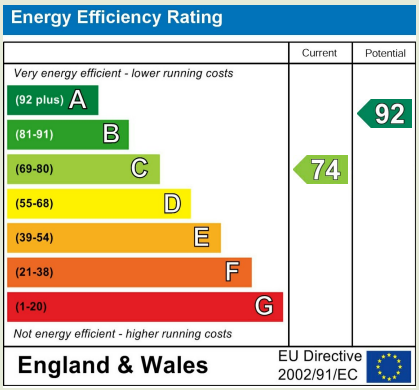
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TERMS OF LEASE
Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS. A holding deposit of 1 weeks rent is required to enable us to carry out our referencing. Sorry, the property is unsuitable for dogs and most pets and preferred no smokers.

SERVICES
Mains water, electricity and drainage are connected. Thermostatically controlled electric radiators and double glazing. Electric water heating.
NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

BISHOPS CASTLE LETTINGS

33B Church Street | Bishops Castle | Shropshire | SY9 5AD

01588 638755 bishopscastle@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using

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