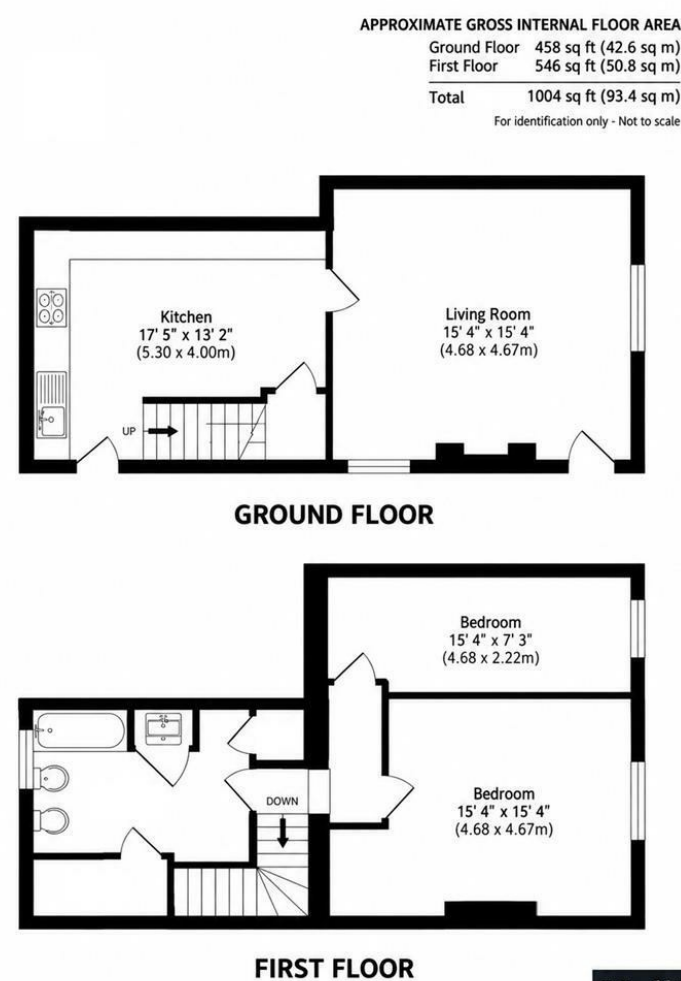


TO LET

Dee House Cottage Station Road, Wrexham, LL13 0AB



This floorplan is for indicative purposes only and is not to scale.
All measurements are approximate and should not be relied upon.
Fixtures and fittings are for illustration only and do not form part of any contract.
Produced by PlanUp for Halls. REF: 123456



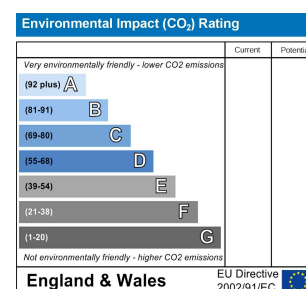
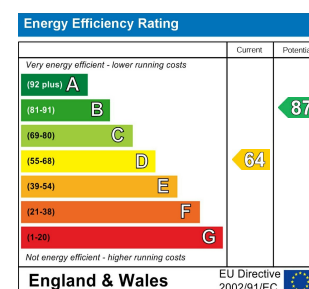
TO LET

£895 Per Calendar Month

Dee House Cottage Station Road, Wrexham, LL13 0AB

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.



A particularly spacious two-bedroom home forming part of a substantial period property situated within the heart of the popular village of Bangor-On-Dee; benefitting from gated driveway parking and easily maintained gardens.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 622602

Wrexham (5 miles), Ellesmere (8 miles), Whitchurch (11 miles), Oswestry (13 miles).

All distances approximate.

- Period Home
- Well Proportioned Accommodation
- Character Features
- Easily Maintained Gardens
- Gated Parking
- Available Now

DESCRIPTION

Dee House Cottage enjoys a convenient yet private position within the heart of the popular village of Bangor-On-Dee, which boasts a range of everyday amenities including School, Convenience Store, Church, Village Hall, and Public House, alongside excellent opportunities for walks alongside the River Dee which runs along the eastern boundary of the village.

The village is well situated for access to the wider area, with the A525 providing direct access to the north into the county centre of Wrexham and to the west into the thriving market town of Whitchurch which, between them, offer a more comprehensive range of amenities, including cultural and artistic attractions.

Dee House Cottage forms part of Dee House, a prominent period property situated in the heart of the village. The property offers over 1,000 sq ft of well proportioned living accommodation set across two floors, with high-ceilings and a number of character features remaining in place. On the ground floor, a spacious kitchen leads through to a large living room, the latter benefitting from an open fire; these complemented, to the first floor, by two double bedrooms which are served by a family bathroom.

Externally, the property is joined by an easily maintained garden area which comprises a predominately paved space bordered by floral beds. Double gates lead off Dee Court onto gravelled parking.

W3W

///conforms.canines.building

DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee. When reaching a cross-road in the centre of the village, go straight over onto School Lane and, at the conclusion, turn right onto Bangor Road. Continue on Bangor Road until reaching a T junction in the village of Bangor-On-Dee, here turn right and, around 0.1 miles later, a right hand turn leads onto Dee Court where the entrance to the property is positioned on the right.

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.

COUNCIL TAX

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

LOCAL AUTHORITY

Wrexham Council

TERMS

The property will be offered on an initial 12 month Occupation Contract, with longer term occupants preferred.

Pets to be declared prior to viewing.

VIEWINGS

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

