

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £900

School House, Welshampton, Ellesmere, SY12 0PG

🏠 2 Bedrooms

🚿 1 Bathroom

## School House, Welshampton, Ellesmere, SY12 0PG



### General Remarks

Two-bedroom period property  
Village location a short drive from Ellesmere  
Oil central heating and uPVC glazed windows  
Good sized lawned garden and Courtyard  
EPC Rating 44|E Council Tax Band 'C'  
Holding Deposit £207.00 Deposit £1,038.00

### Accommodation

**Location:** Situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby village of Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.

**Hallway:** Timber entrance door, carpeted floor covering, radiator.

**Understairs Cloakroom/Storeroom:** Low level w.c.

**Lounge:** 11' 11" x 11' 11" (3.64m x 3.62m) Carpeted floor covering, brick fireplace, radiator, dado rails.

**Dining Room:** 12' 2" x 9' 11" (3.71m x 3.02m max) Carpeted floor covering, radiator, dado rails.

**Kitchen:** 12' 2" x 11' 11" (3.72m x 3.64m) Tile flooring, matching wall and base units with work top surface above, integrated oven with hob and extractor hood above, stainless steel sink and drainer, space and plumbing for washing machine, radiator.

**Stairs to First Floor Landing Area**



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Bedroom 1:** 12' 0" x 11' 11" (3.65m x 3.64m) Carpet floor covering, radiator.

**Bedroom 2:** Carpet floor covering, radiator.

**Bathroom:** 12' 3" x 11' 11" (3.73m x 3.63m) Carpet floor covering, low level w.c., timber panel bath, pedestal wash hand basin, tiled walls, radiator. Airing cupboard with water tank and shelving.

**Outside:** To the front the property is approached over a walled front garden over a concrete path leading to the front door. To the side of the property a large lawn area with boarder hedging stretches along the roadside. To the rear is a small courtyard.

**Tenure:** We are informed that the property is freehold.

**EPC Rating 44|E Council Tax Band 'C'**

**Holding Deposit £207.00 Deposit £1,038.00**

**Directions:** Upon entering the village of Welshampton the property can be identified on the left-hand side by the agents 'To Let' board.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.





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steeped in heritage  
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