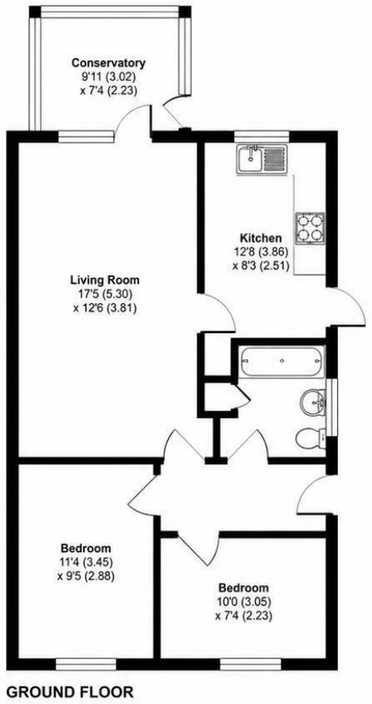
TO LET

66 Somerset Way, Wem, Shrewsbury, SY4 5UW

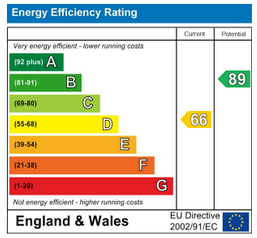
Approximate Area = 631 sq ft / 58.6 sq m

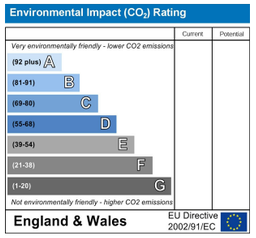
For identification only - Not to scale



GROUND FLOOR

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.





Halls 1845

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The Property Ombudsman

OnTheMarket.com

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66 Somerset Way, Wem, Shrewsbury, SY4 5UW

A well presented two-bedroom semi-detached bungalow boasting large gardens, ample driveway parking, and a single garage, peacefully situated in a popular residential development on the perimeter of Wem.

TO LET

Whitchurch (8 miles), Ellesmere (9 miles), Shrewsbury (11 miles), Telford (23 miles).

(All distances are approximate).

- **Bungalow**
- **Well Presented**
- **Conservatory**
- **Driveway and Garage**
- **Large Gardens**
- **Available Long Term**

DESCRIPTION

The property occupies a pleasant position within an established residential neighbourhood on the perimeter of the popular market town of Wem, which boasts a range of day-to-day amenities, including Schools, Convenience Stores, Medical Facilities, Restaurants, and Public Houses, whilst enjoying a close proximity to the open countryside which surrounds the town. Wem is conveniently situated for access to the county centre of Shrewsbury, which lies some 12 miles to the south, with access to the wider area usefully provided by the town's train station and the nearby A495.

Extending to over 600 sq ft, the property provided comfortably proportioned living accommodation all conveniently arranged over a single storey, making ideal for those with mobility concerns. The property benefits from a number of recent improvements and is well presented throughout, whilst at present comprising an Entrance Hall, spacious Living Room, a modern Kitchen, Shower Room, and two Bedrooms.

The property is situated within generous gardens which, to the fore, offer ample off-street parking, this leading to the side of the property and culminating at a single garage. The rear gardens have been attractively landscaped to provide a selection of areas, notably an area of lawn, gravelled beds, seating spaces, and a range of floral and herbaceous beds.

THE ACCOMMODATION COMPRISES

Entrance Hall:
Living/Dining Room: 3.77m x 5.33m
Kitchen: 2.46m x 3.01m
Bedroom One: 2.88m x 3.44m
Bedroom Two: 3.05m x 2.22m
Shower Room:
Conservatory:

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.

A deposit free alternative is available via Reposit.

TERMS

The property will be offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewing.

SERVICES

We are advised that the property benefits from mains water, electric, drainage, and gas.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX

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

VIEWINGS

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