



TO LET

£995 Per Calendar Month

The Byre Annexe Aychley Farm, Market Drayton, Shropshire, TF9 3SA

An impressive One Bedroom Barn Conversion offering spacious accommodation featuring high vaulted ceilings with feature oak beams, finished to an exceptionally high standard with quality fixtures and fittings. The property is situated in a rural location with views over open countryside. Large lawn gardens to the front and rear with allocated parking.



- **Spacious One Bed Barn Conversion**
- **High Specification**
- **Kitchen with Appliances**
- **Countryside Views**
- **Large Garden**
- **EPC Band D**



1 Reception Room/s



1 Bedroom/s



1 Bath/ shower room/s



Description

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Situation

The property is situated just off the A41 to Wolverhampton. Market Drayton is the nearest town and enjoys a range of local amenities. For a wider choice of shopping, schooling and leisure facilities the towns of Whitchurch, Shrewsbury, Telford and Newcastle under Lyme are all within driving distance.

Directions

Leave Whitchurch on the A41 signposted Wolverhampton. From the roundabout continue for approximately 4.5 Miles and on reaching the dual carriageway, the property will be found after a quarter of a mile on the left hand side as indicated by the TO LET board. Proceed up the drive and pass the first entrance, take the second entrance lane that leads to the rear and the access to the property will be found on the right hand side.

Breakfast Kitchen 17'3" x 13'4"

A most impressive and spacious kitchen, fitted with a ceramic 'Butler' style sink, inset into a fine range of base, wall and drawer units with granite worktops. Induction hob, cooker, integrated dishwasher, washing machine, tumble dryer, fridge/freezer. Exposed ceiling timbers, tiled flooring, windows and doors to front and rear.

Living Room 20'10" x 13'4"

Spacious room with oak flooring. Exposed ceiling timbers, windows to the front and rear.

Inner Hall

Bedroom 14'11" x 13'4"

Windows to front, side and rear. Exposed ceiling timbers.

Bathroom 9'7" x 9'4"

Beautifully fitted with a white suite comprising large bath, separate shower enclosure, wash hand basin, WC, part tiled walls, chrome towel radiator, ceramic tiled floor, extractor fan, exposed ceiling timbers and window to the front.

Exterior

The property has ample parking with large lawned gardens to the front and rear.

Services

Mains electricity supply are understood to be connected. Drainage is to a shared septic tank. LPG Heating.

Council Tax

Council Tax Band B. For Council Tax details, contact Shropshire Council on 0345 6789002.

Terms

The property will be offered on an Assured Periodic Tenancy Contract, however, longer term occupants are preferred.

The property is to be let on an unfurnished basis.

Pets to be declared prior to viewing. Sorry no smokers permitted.

Rent - £995

Deposit - £1148

Viewing

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
Telephone 01948 663230.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

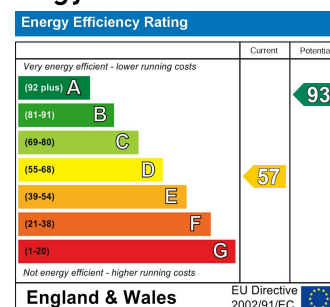
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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Energy Performance Ratings



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