



**FOR SALE**

£1,200 Per Month

## Bay Tree Bungalow, Breden Heath, Whitchurch, SY13 2LF

A mature two/three-bedroom detached bungalow boasting recently improved decor, spacious well proportioned accommodation, and attractive gardens which extend to around 0.39ac, peacefully situated in a delightful semi-rural location.



Ellesmere (4 miles), Whitchurch (9 miles), Wrexham (14 miles)

all distances approximate



- Detached Bungalow
- Two/Three Bedrooms
- Spacious Accommodation
- Attractive Gardens ext to approx 0.4ac
- Double Garage
- Delightful Rural Setting

## DESCRIPTION

Bay Tree Bungalow occupies a delightful rural position within the hamlet of Braeden Heath, which nestles amongst the gentling undulating and broadly unspoilt countryside of the north Shropshire landscape, whilst lying broadly equidistant between the lakeland town of Ellesmere and the thriving market town of Whitchurch which, between them, provide a good selection of day-to-day amenities, including Schools, Supermarkets, Medical Facilities, Public Houses, and a range of independent Shops. The nearby county centres of Wrexham and Shrewsbury are situated to the north and south respectively and enjoy a broader array of facilities.

Bay Tree Bungalow is a mature two/three bedroom bungalow which offers well-proportioned and decoratively improved living accommodation extending to over 900 sq ft, whilst comprising a Living Room with views to the fore across open fields, an open-plan Kitchen/Dining Room which leads through to a Utility Room, and two/three Bedrooms, one of which could serve as a Study, served by a centrally situated Family Bathroom.

The property is situated within excellent gardens which extend, in all, to around 0.4 acres, with access provided onto an ample concrete parking area which culminates at a detached double garage and a timber outbuilding.

The parking area gives on to a substantial expanse of lawn interspersed with and bordered by a selection of mature trees, established shrubs, and attractive floral beds.



1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



### THE ACCOMMODATION COMPRISES

Lounge: 4.14m x 3.44m

Dining Area: 2.73m x 3.51m

Kitchen: 2.73m x 3.20m

Utility Room: 2.11m x 2.98m

Bedroom One; 4.11m x 3.33m

Bedroom Two: 2.69m x 3.62m

Bedroom Three/Office: 1.62m 2.49m

Bathroom:

### 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.

### SERVICES

The property is served by mains water and electric. Drainage is to a private system and the heating is oil-fired.

### TERMS

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

Pets to be declared prior to viewing.

### COUNCIL TAX

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

### LOCAL AUTHORITY

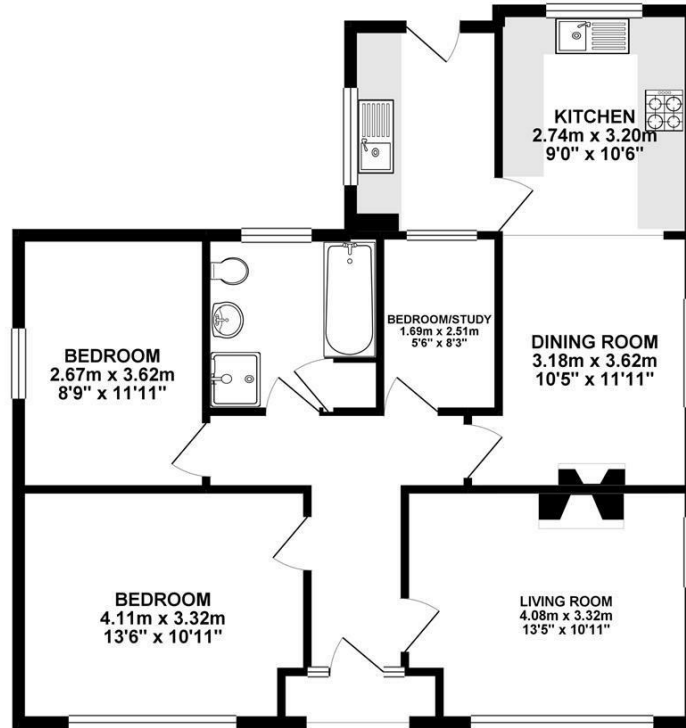
Shropshire Council, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

### VIEWINGS

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

## Bay Tree Bungalow, Breaden Heath, Whitchurch, SY13 2LF

GROUND FLOOR 81.53 sq. m.  
( 877.60 sq. ft. )



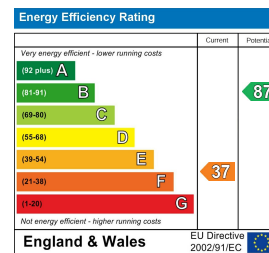
TOTAL FLOOR AREA : 81.53 sq. m. ( 877.60 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.

### Energy Performance Ratings



01691 622602

**Ellesmere Lettings**

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmerelettings@hallsgb.com



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