



13 RYDAL AVENUE

WHITCHURCH | SHROPSHIRE | | SY13 1ET



A mature, mid terraced property offering well presented accommodation. The property stands in a generous plot and is located in a quiet cul-de-sac convenient for Whitchurch town centre. The property benefits from a gravel parking area to the front together with a garage and a long garden to the rear.

£650 PCM



- Mid Terrace Home
- Close to Town Centre
- Off Road Parking
- Garage
- Gardens
- Two Bedrooms, Bathroom

## DESCRIPTION

A mature two bedroom mid terraced house. The accommodation comprises entrance hall, sitting room, refitted kitchen diner, utility room, cloakroom, first floor landing, two bedrooms and a refitted bathroom. Outside there is a gravel parking area to the front, a long enclosed rear garden with outside tool store, decking area and paved patio and a detached single garage which is approached off Newport Road.

## LOCATION

The property is located in a quiet residential area of mainly period properties, situated quite close to the town centre.

Whitchurch itself offers a range of supermarkets, shops and all local amenities, together with excellent schooling close by, and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive.

There is a main line rail link to Shrewsbury and the West Coast Main line at Crewe.

## THE ACCOMODATION COMPRISES

A wooden front door leading into:

### LOUNGE

With bay window to front and radiator.



### KITCHEN DINER

With a fitted kitchen comprised of a range of base units and walls units with worktop over and cooker. Laminate flooring, radiator and window to rear.

### UTILITY AREA

### CLOAKROOM

With WC and wash hand basin.

### BEDROOM ONE

Large bay window to front, storage cupboard and radiator.

### BEDROOM TWO

Window to rear and radiator.

### BATHROOM

Fully tiled shower unit with shower. White suite comprising bath, wash hand basin and WC.

### OUTSIDE

Gravel parking area to the front, garage and a long garden to the rear.

### COUNCIL TAX

The property is in Band A on the Shropshire Council Register.

### SERVICES

Mains water, gas, electricity and drainage are understood to be connected. None of these services have been tested.

### TERMS

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

Pets to be declared prior to viewing.



### SECURITY DEPOSIT

A security deposit of £750 will be required to be held by the DPS.

### HOLDING DEPOSIT

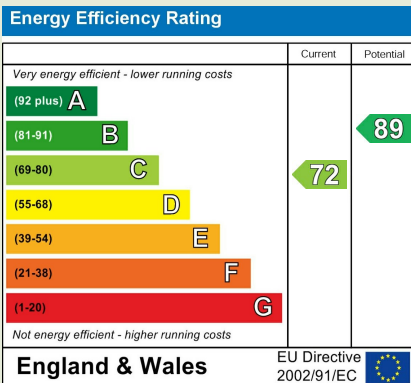
A holding deposit equal to one week's rent will be due upon application.

### VIEWING ARRANGEMENTS

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

You can also find Halls properties at [www.rightmove.co.uk](http://www.rightmove.co.uk).





**Property to let?** We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

**Do you require lettings or property management advice?** We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



## WHITCHURCH LETTINGS

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

☎ 01948 663230 ✉ whitchurchlettings@hallsgb.com

➡ www.hallsgb.com



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