

# TO LET

## £1250 pcm

1 Isle Park Cottages, Isle Lane, Bicton, Shrewsbury SY3 8EE

*A lovely three-bedroom semi-detached cottage in the Shropshire countryside.*



3 bedrooms | Rural location close to Shrewsbury | Garden | Sheds | EPC E | Available 8<sup>th</sup> April

01939 260302  
info@williamsround.co.uk

Black Birches, Hadnall  
Shrewsbury, SY4 3DH

Registered by  RICS  CAAV  
williamsround.co.uk

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This lovely cottage is situated on a rural Estate on the edge of Bicton with views over the beautiful Shropshire countryside.

Ideally located near to Shrewsbury, there is excellent access in town and also onto the A5. Bicton Heath shopping centre is 3 miles away where there is a Co-op, pharmacy, Park and Ride into Shrewsbury amongst other shopping facilities. The popular market town of Shrewsbury is nearby (less than 5 miles to the railway station) and has a wide range of facilities including many primary and secondary schools, supermarkets and local shopping, sports facilities and hospital.

The house comprises a hallway, kitchen with space for both a dishwasher and oven, living room with working open fire, utility room with plumbing for washing machine and a downstairs WC. On the first floor, there is one large double bedroom and two further bedrooms. The family bathroom has a bath with thermostatic shower over, WC, basin and heated towel rail. There is a useful cupboard on the landing too.

There is a back door leading to the lean-to and glazed double doors from the kitchen out to the large garden to the rear of the house. There are several useful sheds outside and parking at the front for two cars.

**Services:** Mains electricity and water (water recharged), private drainage (service charge applies), oil central heating.

**Furnishings:** Please note that although the photos show the house furnished; no furniture, furnishings or white goods are included within the letting.

**Tenancy:** The property is available on an Assured Shorthold Tenancy agreement for an initial 6-month term from 8<sup>th</sup> April 2026. The Renters Rights Bill taking effect on 1<sup>st</sup> May 2026 will supersede this and we are awaiting further information from the Government.

**Rent:** The rent is £1250 per calendar month and is payable monthly in advance by standing order. The deposit is £1400 which will be returned at the end of the tenancy subject to the inventory and check out process. Services: water is charged at £20 per month, with a service charge of £10 per month to include maintenance and emptying of the septic tank.

#### General

- Viewings strictly by appointment.
- Sorry we are unable to accept smokers.
- Pets by negotiation.
- Local Authority: Shropshire Council T: 0345 6789000.
- Council Tax Band: C.
- EPC E.
- Prospective tenants will be required to initially complete an enquiry form prior to any viewing being organised. All tenants will be required to undergo credit and referencing checks.
- Please be aware that it is a private road up to the cottage.

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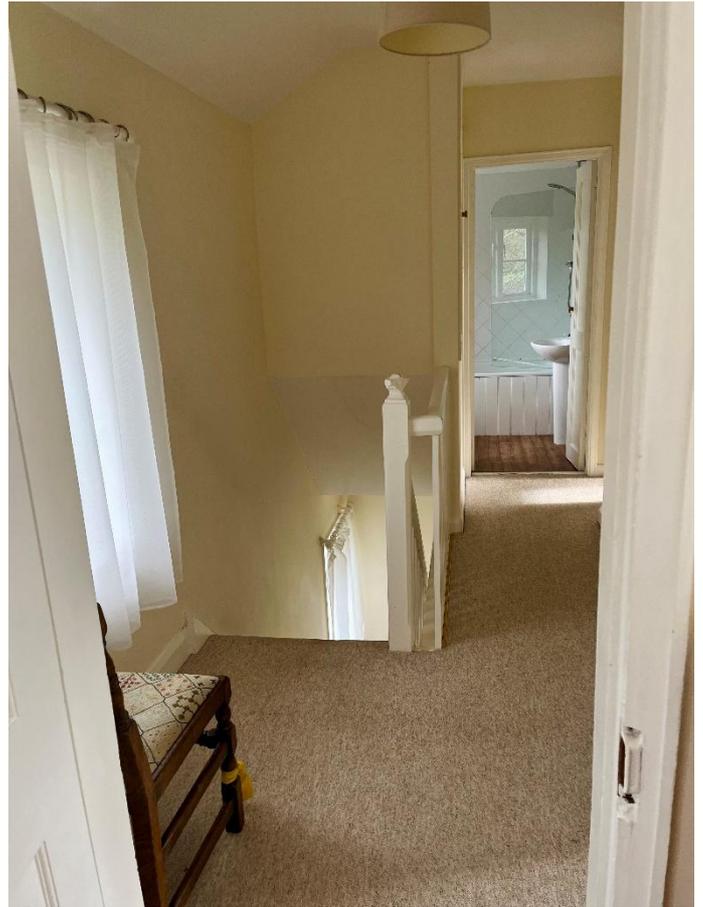


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