

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £950

The Briars, Cockshutt, Ellesmere SY12 0LL

🛏 3 Bedrooms

🚿 1 Bathroom

20 The Briars, Cockshutt, Ellesmere, SY12 0LL



General Remarks

Three bedroom semi-detached house situated on a small established residential development in the village of Cockshutt, being within easy commuting distance of the Market Town of Ellesmere. The property benefits from a detached garage, garden and off-road parking. EPC Rating 45|E Council Tax Band 'C'. Rent excludes the holding deposit, security deposit and permitted payments.

Location: Located in the popular village of Cockshutt which has a primary school and local village restaurant/pub. The picturesque lakeland market town of Ellesmere is located approximately 5 miles offering a larger range of local shops and amenities. The A528 leads to the historical county town of Shrewsbury with links from there to the A5/M54 for access to the large towns and cities beyond.

Accommodation

Entrance Porch:

Entrance Hall: Wood effect flooring. Storage heater. Airing Cupboard with tank and slatted shelving.

Cloakroom: Low level flush w.c., wash hand basin with tiled splash back.

Lounge: 22' 1" x 10' 10" (6.74m x 3.31m) Two wall storage heaters. French doors opening onto rear garden.

Kitchen: 12' 2" x 11' 5" (3.72m x 3.48m) Tile effect floor covering. Range of built-in wall cupboards with matching base units with worktop surface above, partly tiled walls. 1.5 stainless sink unit and drainer with mixer tap, 4 ring hob with fan assisted double electric oven. Spotlights to ceiling, french doors to outside.

Dining Room/Snug: 10' 3" x 9' 3" (3.13m x 2.81m) Storage heater.

Staircase from Hallway to First Floor Landing Area:



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Bedroom One: 17' 10" x 9' 2" (5.43m x 2.79m) Sky light and window, wall heater.

Bedroom Two: 10' 11" x 9' 0" (3.32m x 2.75m) Sky light, window and wall heater.

Bedroom Three: 11' 0" x 8' 8" (3.35m x 2.63m) Wall heater.

Fully Tiled Bathroom: White bathroom suite comprising: 'P' shaped bath with shower above, separate fully tiled shower cubicle, vanity wash hand basin, low level flush w.c, heated towel rail, spotlights to ceiling.

Outside: The property is approached over a tarmac driveway with lawned areas to each side and enclosed by a hedge. Double gates allow access to the side and rear of the property which is mainly laid to lawn with a patio area.

Detached Garage: 'Up and over' door, and side door. Power and lighting.

EPC Rating 45|E Council Tax Band 'C':

Holding Deposit £219.00 Deposit £1096.00:

Tenure: We are informed that the property is freehold.

Agent Note: The photographs within the brochure are not current and were taken in Autumn 2025

Directions: From Ellesmere proceed along the A528 sign posted Shrewsbury. After approximately 5 miles you will enter the village of Cockshutt. After passing the School and Church on the left handside turn left into Crosemere Lane. After a short distance turn left into The Briars and the property can be identified on the right handside by the agents 'To Let' board.

: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.





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