



TO LET

£525 Per Calendar Month

Flat 1 6 Market Street, Wem, Shropshire, SY4 5EA

****UNDER APPLICATION**** A one bedroom ground floor flat situated in a convenient location close to Wem town centre, and is within a short walk of a wide range of local amenities that includes shops, pubs, restaurants, and a main line rail link. The property benefits from having a small court yard and being redecorated and newly fitted carpets.



- **One Bedroom Ground Floor Flat**
- **Newly Fitted carpets**
- **Newly Redecorated**
- **Small Yard To Rear**
- **Close To Town Centre**
- **EPC: D**



1 Reception
Room/s



1 Bedroom/s



1 Bath/ shower
room/s

BEDROOM 11'7" x 9'1" (3.53 x 2.77)

Single glazed sash window to the front, electric storage radiator.

BATHROOM 11'0" max x 5'5" (3.35 max x 1.65)

White suite comprising a timber panelled bath with mixer tap, shower attachment and glass splash screen, pedestal wash basin with mixer tap and removable cupboard below, close coupled WC, tiled splash back, electric wall heater, built-in airing cupboard, extractor fan and single glazed window to the rear.

OUTSIDE

Part covered courtyard area with gated access to the bin store and walkway to Market Street.

DIRECTIONS

From Whitchurch proceed south on the B5476 for approximately 8 miles. On reaching the town of Wem, continue to the junction and turn right onto the High Street. Proceed through the High Street and turn right into Market Street. The property is located on the left hand side as indicated by our To Let board.

COUNCIL TAX

The property is in a Band 'A'. For confirmation of this figure and any further Council Tax details, contact Shropshire Council on 0345 6789002.

SERVICES

Mains electricity, water and drainage are connected to the property. Heating is by electric radiators.

TENANCY CONDITIONS

Rent £525 pcm

Deposit £605

First month's rent and deposit in advance

Sorry no smokers or pets permitted.

The property is to be let on an unfurnished basis.

VIEWING ARRANGEMENTS

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

DESCRIPTION

A one bedroom ground floor flat situated in a convenient location close to Wem town centre. The accommodation comprises sitting room with coal effect fire, inner hall, kitchen with electric cooker and door to rear yard, double bedroom and bathroom with suite comprising wash hand basin, WC and bath with shower attachment. The property is well presented and benefits from being newly decorated and has newly laid carpets. There is a small yard to the rear.

LOCATION

The property is conveniently situated in the centre of the town which is within walking distance of a number of amenities including a good selection of shops, supermarket, recreational facilities and a rail service.

There is easy access south to the county town of Shrewsbury with more extensive and comprehensive amenities or alternatively via the A49 to the A5 through to the M54 motorway and Telford. The town also benefits from a main line rail station with services to Shrewsbury and Crewe.

ENTRANCE LOBBY

Double glazed door opens into:

LOUNGE 12'4" x 9'8" (3.76 x 2.95)

Two single glazed sash windows to the front, electric storage radiator, wall mounted electric fire with black glass frontage, TV and telephone points, door to the:

INNER HALLWAY

Single glazed sash window to the side and laminate flooring.

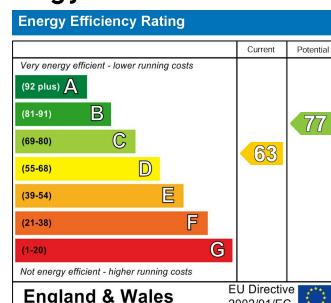
KITCHEN 9'0" x 5'9" (2.74 x 1.75)

Fitted with a stainless steel one and a half bowl sink unit with mixer tap, inset into work surfaces and having a range of base and wall light ash effect units, built-in stainless steel oven and hob, washing machine, tiled splash backs, electric wall heater, extractor fan, single glazed window to the side and double glazed door to the rear yard.

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.

Energy Performance Ratings



01948 663 230

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
Email: whitchurchlettings@hallsrgb.com



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