



TO LET

£665 Per Calendar Month

2 The Old Baker's Arms, Whitchurch, SY13 1DP

A spacious two bedroom ground floor flat, maintained to an excellent standard and conveniently located for Whitchurch town centre. Comprising a large modern kitchen with dining area, living room with fireplace, a spacious bathroom with modern bathroom suite and separate W.C, two double bedrooms with carpets, feature parquet flooring in the entrance hallway and useful cellar. The property has recently been redecorated throughout.



- **Ground Floor Flat**
- **Spacious Accommodation**
- **Kitchen Diner**
- **Two Double Bedrooms**
- **Newly Redecorated Throughout**
- **Close To Town Centre**



1 Reception
Room/s



2 Bedroom/s



1 Bath/ shower
room/s

KITCHEN DINER 18'0" x 9'11" MAX (5.49 x 3.02 MAX)

With a fitted kitchen comprising a range of base and wall units with worktop over, stainless 1½ sink unit with mixer tap, electric cooker and grill, space for washing machine and slimline dishwasher and further space for fridge or freezer, radiator and two windows to rear aspect.

BEDROOM ONE 12'5" x 8'3" (3.78 x 2.51)

Radiator and window to front aspect.

BEDROOM TWO 11'7" x 9'6" (3.53 x 2.90)

Radiator and window to rear aspect.

BATHROOM 8'9" x 5'4" (2.67 x 1.63)

Modern suite comprising panel bath having overhead thermostatic bar shower and wash hand basin, window to side aspect, extractor fan and part tiled walls.

TOILET 5'10" x 3'3" (1.78 x 0.99)

Toilet and wash hand basin.

CELLAR

Steps lead down to cellar for additional storage.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

COUNCIL TAX

The property is in Band A on the Shropshire Council Register. For up to date figures and any other Council Tax questions please contact Shropshire Council directly on 0345 678 9002.

TENANCY CONDITIONS

Rent £665 pcm

Deposit £765

First month's rent and deposit in advance

Sorry no smoking or pets permitted

The property is to be let on an unfurnished basis

VIEWING

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

DESCRIPTION

A well presented spacious two bedroom ground floor flat conveniently located for Whitchurch town centre.

The accommodation comprises spacious entrance hall, cellar, kitchen diner, living room, two double bedrooms, bathroom, separate W.C. The property benefits from gas fired central heating, self contained with its own front and back door entrances.

SITUATION

Flat 2, The Baker's Arms is situated conveniently close to Whitchurch town centre. Whitchurch offers supermarkets, shops and all local amenities 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 Crewe.

THE ACCOMMODATION COMPRISES

A front door leading into:

ENTRANCE HALL

Spacious entrance hall with black and white tiled floor, brick archway into an inner hallway with parquet flooring, door to rear for access only. Door into cloak cupboard.

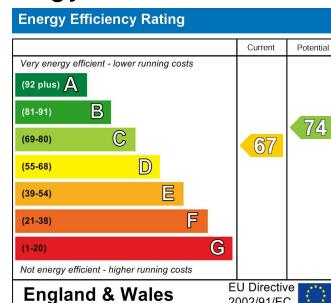
LIVING ROOM 12'9" x 11'4" (3.89 x 3.45)

With feature brick fireplace and electric fire, radiator and window to front aspect.

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



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OnTheMarket.com

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