

**TO LET**

£750 Per Calendar Month

## 29a St. Marys Street, Whitchurch, Shropshire, SY13 1QY

29a St Marys is a semi detached cottage in the centre of Whitchurch. The property comprises a lounge / diner, rear hall, kitchen, store, two double bedrooms and a bathroom. To the rear is a small yard and steps that lead up to a large rear garden. The property has gas central heating.





- Semi Detached Town Centre Home
- Lounge / Diner, Kitchen
- Two Double Bedrooms
- Modern Bathroom Suite
- Rear Yard and Large Garden
- Please Note There is No Private Parking
- Gas Central Heating, EPC E



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s



This charming cottage situated in Whitchurch comprises spacious lounge / diner, rear hall, kitchen with a range of appliances and work top surfaces. Off the kitchen is a useful store. Stairs ascend from the rear hall to a landing and there are two spacious double bedrooms, modern bathroom and large airing cupboard to the first floor.

There is a small area of yard directly to the rear and steps lead up to a large rear garden which is laid to lawn. The property has a pedestrian right of way down the side of the property. The house also has gas fired heating. The property will be provided unfurnished.

### Directions

From the top of the High Street turn right Church Street and then right after about 100 metres into St Marys Street and the property is located on the left hand side.

### What 3 Words

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### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW  
WH1664 230725

### Council Tax - Shropshire

The current Council Tax Band is 'A' on the Shropshire Council Register.

### Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators. All have been recently serviced.

### Conditions

Rent £750 and 5 weeks deposit payable in advance.

### Location - Whitchurch

The property is located close to the centre of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

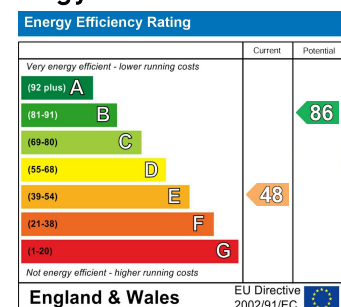
### Brief Description

Halls are delighted to offer 29a St Marys Street for rent.

**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 663230

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Email: whitchurch@halls.gb.com



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