



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 Watergate 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

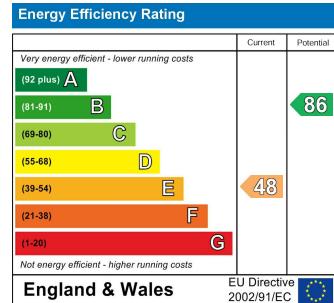
#### Services - All

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

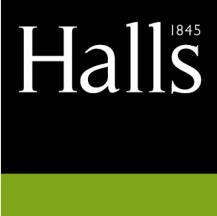
Rent £750 and 5 weeks deposit payable in advance.

#### Energy Performance Ratings



**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.



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