



TO LET

£995 Per Month

4 School Bank Aston-On-Clun, Craven Arms, SY7 8ET

Nestled in the charming village of Aston-On-Clun, Craven Arms, this delightful detached character property offers a unique opportunity for those seeking a tranquil lifestyle in the heart of the Shropshire countryside. Available on an assured Shorthold tenancy subject to full financial and personal references



- Recently refurbished detached stone cottage
- Brand new fittings to kitchen and bathroom
- 2 double bedrooms
- Cosy Lounge with wood burning stove
- Peaceful edge of village location
- Excellent country views



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

Description

The property comprises a traditional detached stone cottage located in the peaceful village of Aston on Clun. It has recently been refurbished and modernised to a high standard and provides well presented accommodation to its 2 bedrooms, Shower Room, cosy Lounge with wood stove and Brand new Kitchen. A utility and WC at the rear complete the interior with a wood store and boiler room building accessed externally. The cottage sits in good sized gardens which will be reseeded with grass by the landlord when the weather/ground conditions permit.

Location

The cottage is located in Aston On Clun just 3 miles from Craven Arms the A49 and railway connection to Ludlow 12 miles and Shrewsbury 24 miles. There is a community store and public house in the village and the property is well positioned away from the main road slightly elevated with excellent country views. The area is well known for its scenic walks and tranquillity.

Accommodation

Ground Floor - Kitchen/Dining Room, Lounge, Utility, Separate WC

First Floor - Bedroom 1, Bedroom 2 and Shower Room

Outside - External wood store and boiler room Large gardens with views and sectional garage building.

Terms

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term applicants are preferred. Applications are subject to full financial and personal references. The First Months rent and deposit are payable at commencement.

Pets to be declared prior to viewing, inadequate garden fencing for dogs

Security Deposit

A security deposit equal to five weeks' rent will be due to be held by the DPS.

Services

We are advised that the property benefits from mains water, electric, and drainage. Oil Central Heating with wood stove.

Local Authority

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

Council Tax

The property is shown as being within council tax band C on the local authority register.

Viewing & Directions

By appointment through Halls, 33b Church Street, Bishops Castle, Shropshire, SY9 5AD. 01588 638755. Enter Aston On Clun from Craven Arms and in the centre at the Arbour Tree (Flag Tree) turn right over the narrow bridge and the cottage is last house on the left after about 150 yards.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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