



18 Hermitage Close, Westbury, Shrewsbury, SY5 9QL

An attractive, modern, very well presented 2 bedroom terraced house, with gas central heating, uPVC double glazing, gardens and 2 parking spaces to the front.

The property occupies a very pleasant village location within walking distance of a comprehensive range of amenities in the popular village of Westbury, including local primary school, which is located about eight miles west of Shrewsbury and the hospital.

The accommodation briefly comprises; covered entrance, entrance hall, well equipped kitchen/dining room, and on the first floor are landing, 2 bedrooms and bathroom.

No smokers, no DSS, strictly no pets, no children. EPC Rating: D.

£575 PCM

£750 Tenancy Deposit

Available early November

£575 PCM

To view this property call **01743 343 343**

Welsh Bridge, Frankwell, Shrewsbury SY3 8LG

Phone 01743 343343

Associated Offices at

Roger Parry
& Partners

Minsterley
01743 791336
mail@rogerparry.net

Oswestry
01691 655334
oswestry@rogerparry.net

Welshpool
01938 554499
welshpool@rogerparry.net



ACCOMMODATION COMPRISING: (All measurements are approximate)

COVERED ENTRANCE

With wood panelled front door providing access into;

ENTRANCE HALL

With parquet wood flooring, dado rail, radiator, central heating thermostat. Door leading through to;

LIVING ROOM 13'6 x 10'6 (4.11m x 3.20m)

With uPVC double glazed window overlooking the front garden, picture rail, double radiator, telephone point, TV aerial point, electric fire connection point, point for gas fire if required. Glazed double opening doors leading through to;

KITCHEN / DINING ROOM 13'6 x 9'3 (4.11m x 2.82m)

With extensive ranges of laminate work surfaces, inset single drainer stainless steel sink unit with chromium style mixer taps, ranges of attractive under cupboards and drawers incorporating wine rack, built-in brushed steel effect electric oven with four ring gas hob unit above, extensive tiled splash area, range of matching eye level wall cupboards including glazed china display. Integrated brushed steel fan with light. Ceramic tiled floor, space and plumbing for automatic washing machine and tumble drier, space for refrigerator and freezer, uPVC double glazed window overlooking the rear garden with fitted vertical blind, wall mounted gas fired central heating boiler which heats the domestic hot water and supplies the radiators.

DINING AREA

With beech effect wood floor, uPVC double glazed double opening French casement doors to the rear garden, shelved store cupboard.

From the Entrance Hall a staircase with dado rail and hand rail ascends to the;

FIRST FLOOR LANDING

With built-in spacious airing cupboard having factory lagged cylinder and slatted shelving, hatch providing access to roof space. Doors leading to;

BEDROOM 1 (Front) 11'8 x 11'4 (3.56m x 3.45m)

Large built-in double wardrobe to recess with shelving and hanging rail. Double radiator, two uPVC double glazed windows making this a lovely light room, picture rail.

BEDROOM 2 (Rear) 11'2 x 7'1 (3.40m x 2.16m)

With radiator, picture rail, uPVC double glazed window overlooking the rear garden.

FAMILY BATHROOM

With white suite comprising; panelled bath with fully tiled surround, Triton electric shower unit, shower screen, matching pedestal hand basin, low level WC. Further extensive tiled splash areas, tiled sill to opaque uPVC double glazed window, extractor, radiator, ceramic tiled floor.

OUTSIDE

To the front of the property is a small lawned area, shrub border, paved pathway to front door, outside lighting point, external meter cupboards, and two official car parking spaces in front of the property.

At the end of the terrace is a tarmacadam pathway providing pedestrian right of way via wooden gate and further pathway to the rear gardens.

REAR GARDENS

A good size paved patio area with outside water tap, gravelled area, lawn with stepping stones, flower and shrub borders. To the rear of the garden are further paved pathways and timber garden store shed. The property is bounded and screened by six foot fencing.

EPC Rating: D

For a full copy of the Energy Performance Certificate (EPC) please contact Agents.

Referencing & Tenancy Fees:

Stage 1: The application form can be completed online or by hand and a fee of £30.00 per applicant including VAT must be paid at this time which will cover a full reference. No refunds will be given.

If a Guarantor is required, they must also pay £30.00 for a full reference.

Stage 2: Providing the referencing process is successful and the applicant/ applicants are approved, a payment of £200.00 inclusive of VAT must then be paid for the Tenancy Agreement fee and other associated paperwork. No refund will be given if the applicant withdraws prior to the start of the tenancy.

Directions

From Shrewsbury head west on the B4386 Montgomery road for about eight miles and upon entering the village of Westbury turn right at the crossroads. Continue past the shop and take a right hand turning into Hermitage Close, continue to the end of the road and Number 18 will be seen on the right hand side indicated by a To Let board.



Thinking of selling or letting your property? Contact us now to arrange your free, no obligation market valuation.

01743 343343 • 01743 791336 • 01938 554499 • 01691 655334

VIEWING: Strictly by appointment with the Agents.
Visit our website www.rogerparry.net or email us on shrewsbury@rogerparry.net

Important notice to all prospective purchasers - Property Misrepresentations Act 1991
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.