



TO LET

£1,200 PCM

Banham House, Celyn Lane, Guilsfield,
Welshpool, Powys, SY21 9PU

A well presented, substantial 3 reception room, 4 bedroom property set on a generous sized plot, situated in the popular village of Guilsfield. Current EPC Rating - D





3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s

- Detached 4 bedroom home
- 3 reception rooms
- Ample off-road parking
- Large lawned garden and patio
- Well fitted modern kitchen
- Countryside views

ACCOMMODATION

A refurbished 4 bedroom detached property, situated in the popular village of Guilsfield, close to Oswestry and Welshpool. The property benefits from immaculately presented rear gardens, refitted kitchen, 3 reception rooms, refitted bathroom and en suites, ample off-road parking and single garage. Viewing is highly recommended.

The accommodation briefly comprises: double glazed entrance door leading to entrance porch, frosted double glazed door leading to entrance hall with stairs off, sitting room with inset wood burning stove, sky television point and laminate flooring. Double glazed patio doors lead to a rear covered seating area. Dining room with laminate flooring that opens into the kitchen, which is fitted with a modern range of wall and base units with granite worktops, electric double oven and extractor canopy, 1½ bowl sink draining unit, space for a fridge freezer, tiled floor covering and views through the family room to the rear garden. The family room has tiled floor covering, double glazed patio doors to the rear garden, granite breakfast bar. Utility room with wall units and laminate roll top work surface, plumbing space for washing machine and tumble dryer, wall mounted gas boiler. Low level WC with wall mounted wash hand basin, tiled floor and walls. A staircase leads to a landing with bathroom and 3 bedrooms.

To the front of the property there is a gated gravelled off-street parking area for several vehicles a single garage with storage to the side and rear. A pedestrian side-gate, provides access to the rear garden with a concrete patio and enclosed lawn, with stocked borders and a covered seating area.

TERMS

Rent: £1,100 per calendar month. Deposit; £1,650. 6 Month Assured Shorthold Tenancy. First months rent and deposit payable in advance. Tenancy Agreement Fee £100+VAT per applicant (reduced rate of £140 for two applicants). Sorry; No Smokers, Dogs considered, No DSS.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

Powys County Council - Tax Band 'F'

VIEWING

Strictly by appointment only with the selling agents Halls, Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH. Tel No: 01938 555552 Fax :01938 554891. Email: welshpool@halls.gb.com

SITUATION

Banham House lies within the highly popular residential village of Guilsfield, situated only 3½ miles from the well known market town of Welshpool known as the gateway to Mid-Wales. Welshpool has a comprehensive range of amenities and a strong local rural economy. The village of Guilsfield is popular with commuters, with Shrewsbury 22 miles leading onto Telford and the M54/M6 and Oswestry 14.2 miles leading onto Chester and the M56 to the North.

Guilsfield itself has an unusually good range of village facilities including two Public Houses, garage, Hardings petrol and garden supply store, Church, highly regarded Primary School, Doctor's Surgery, Derwen garden centre, convenience shop together with access to a unending amount of country walks etc. The area is thought to be ideal for country lovers and is a tremendous place to bring up young children.

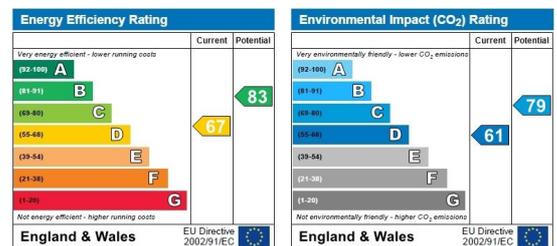
DIRECTIONS

From Halls Welshpool office, in the centre of Welshpool, proceed up the main street and on reaching the roundabout take the second exit on to the A490. Continue along this road for approx.1.8 miles and turn right signposted Guilsfield. On entering the village of Guilsfield proceed through the village, passing the spar and turn right onto Celyn Lane. The property will be found on the left hand side.

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



01938 555 552

Welshpool office:

Old Coach Chambers, 1 Church Street, Welshpool, SY21 7LH
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