



TO LET

£1,280 Per Calendar Month

5 Darby Close, Nesscliffe, Shrewsbury, SY4 1DN

A recently constructed three-bedroom detached bungalow boasting over 1,000 sq ft of well presented single-storey living accommodation, alongside generous gardens and a detached garage; enviably situated within a select development of homes on the edge of Nesscliffe.



Baschurch (4 miles), Shrewsbury (8 miles), Oswestry (10 miles).

All distances approximate.



- Detached Bungalow
- Well Presented
- Built in 2018
- Large Gardens
- Driveway and Garage
- Select Development of Homes

DESCRIPTIOIN

5 Darby Close is an attractive detached bungalow, constructed in 2018 and offering well-proportioned accommodation extending to approximately 1,004 sq ft. The property is presented to a good standard throughout, with light and neutral interiors, a spacious living room, fitted kitchen, three bedrooms and a modern bathroom.

A particular feature of the property is the generous garden, which extends around the bungalow and includes broad areas of lawn, mature trees and established boundary planting. A paved seating terrace and raised timber deck provide useful outdoor entertaining areas, while a detached single garage offers valuable parking and storage.

SITUATION

Darby Close forms part of an established modern development within the popular village of Nesscliffe. The village is well placed for access to the surrounding North Shropshire countryside and the larger centres of Shrewsbury and Oswestry, making the property particularly suitable for those seeking comfortable single-storey living in a convenient village setting.

SCHOOLING

Primary education is available within the village at St Andrew's CE Primary School, while secondary-age pupils are served by The Corbet School at nearby Baschurch. A wider selection of state and independent schools, together with sixth-form provision, can be found in Shrewsbury, Oswestry and the surrounding area

DIRECTIONS

Leave Shrewsbury via the A5 in the direction of North Wales, continuing until Felton Butler Roundabout where the third exit is required. Proceed for a further 0.6 miles and turn left onto. 0.5 miles later, turn right towards the village of Nesscliffe where, shortly after a right hand turn leads into the development.

W3W

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THE PROPERTY

The bungalow is approached through a welcoming central entrance hall, which provides access to each of the principal rooms and includes a useful storage cupboard.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



The spacious living room enjoys excellent natural light from a wide bay window and features a wood-burning stove set within a simple fireplace with a timber mantel. The adjoining kitchen is fitted with a comprehensive range of modern units, timber work surfaces and integrated cooking appliances, with ample space for dining and glazed double doors opening onto the garden.

There are three bedrooms, including a generously proportioned principal bedroom with a bay window. The remaining bedrooms provide comfortable guest accommodation and may equally suit use as a home office or study. The accommodation is completed by a modern bathroom fitted with a bath, separate shower enclosure, wash basin and WC.

OUTSIDE

The property occupies a generous garden plot, with extensive lawns extending around the bungalow and providing considerable space for recreation and outdoor entertaining. The gardens are enclosed by timber fencing and mature trees, creating an attractive and relatively private setting.

A paved terrace lies immediately beside the bungalow, complemented by a raised timber deck accessed from the kitchen. The property also benefits from a detached single garage, providing secure parking, workshop potential or additional storage



TERMS

The property will be offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewing.

S106

The property is subject to a S106 provision and, thus, is offered at 80% of the open market rental amount. Interested tenants must be registered with Shropshire Homepoint.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX

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

SERVICES

The property is understood to benefit from mains water, electric, and drainage. Heating is provided via an oil-fired boiler.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

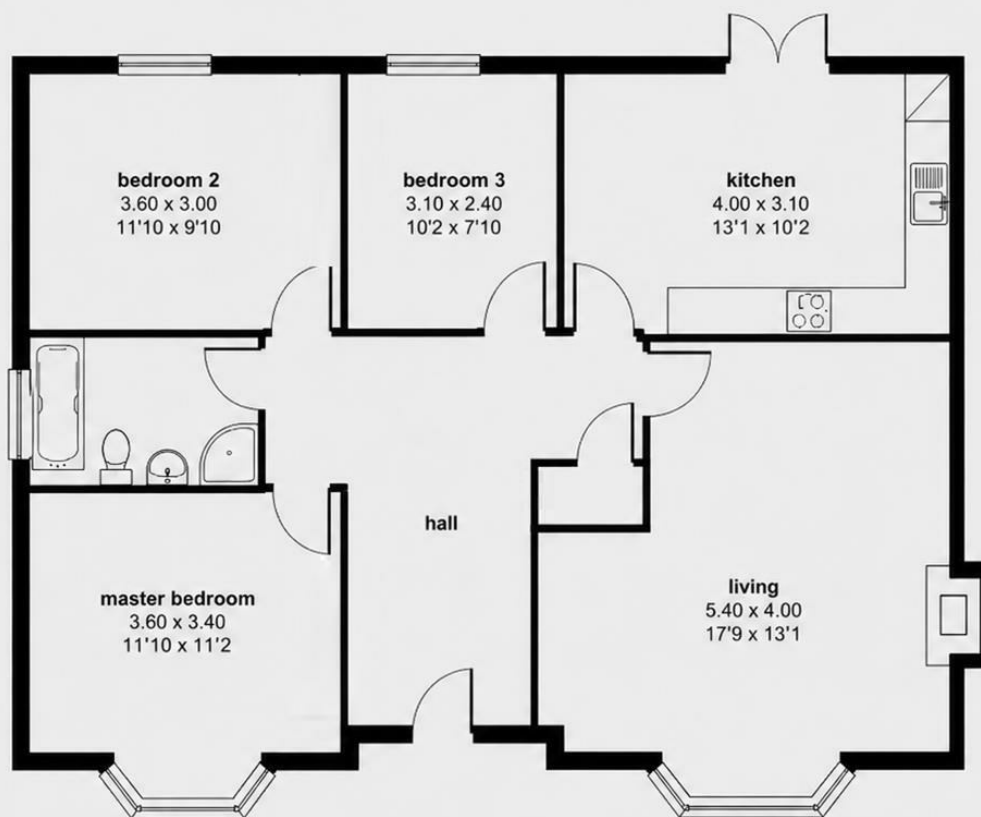
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Approximate Area = 1004 sq ft / 93.29 sq m

For identification only - Not to scale



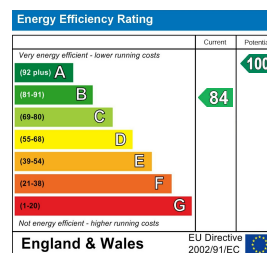
GROUND FLOOR



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Lettings

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
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