

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1200.00

5 Darby Close, Nesscliffe, Shrewsbury SY4 1DN

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🛏 2 Bedrooms

🚿 1 Bathroom



## 5 Darby Close, Nesscliffe, Shrewsbury SY4 1DN



### General Remarks

Det. 2/3 Bed Bungalow & Det. Garage

Small exclusive development Popular village location

Within easy access A5/483 bypass

Ent. Hall, Lounge, Kitchen, Bathroom, Underfloor heating

Holding Deposit £276.00 Deposit £1384.00

EPC Rating 84|B Council Tax Band 'D'



**Location:** The property is located on the outskirts of the popular village of Nesscliffe which offers a range of amenities including a primary school, post office and The Three Pigeons Public House. The nearby market town of Oswestry and historic county town of Shrewsbury provide a further range of recreational and leisure facilities. There are a number of highly regarded state and private schools within the area including Packwood Haugh, Prestfelde, The Corbett, Ellesmere College, Morton Hall, Shrewsbury High School and Shrewsbury Sixth Form College. The A5 provides excellent road links to the south via Shrewsbury and Telford and to the north via Wrexham and Chester. Train stations can be found in Shrewsbury and Gobowen.

**Spacious 'L' Entrance Hall:** Wood effect flooring, storage cupboard.

**Lounge:** 17' 11" x 11' 8" x 4.63 (5.45m x 3.56m x 4.63m)  
Bay window, stove set on stone hearth with timber lintel above, 'heatmister' thermostat control. TV and internet points.

**Breakfast Kitchen:** 15' 4" x 9' 11" (4.67m x 3.02m)  
Wood effect flooring, spot lighting. Range of wall cabinets and matching base units with worktop surface above, stainless steel sink unit and drainer. Built-in 'Belling' oven with 4 ring 'Lamona' halogen hob and extractor hood above. Space and plumbing for washing machine and dishwasher. Partly tiled walls, 'Heatmister'



**AGENTS NOTE:** Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

thermostat control switch. French doors opening onto balcony area with steps down to the garden.

**Bedroom One:** 13' 9" x 9' 11" (4.18m x 3.02m)  
'Heatmister' thermostat control. TV and internet points.

**Bedroom Two/Living/Dining Room:** 15' 8" x 11' 6" (4.77m x 3.50m) Bay window. 'Heatmister' thermostat control. TV and internet points.

**Bedroom Three:** 9' 11" x 7' 9" (3.03m x 2.37m)  
'Heatmister' Thermostat control, TV and Internet points

**Bathroom:** 9' 11" x 6' 0" (3.01m x 1.84m) Wood effect flooring. Matching suite comprising panel bath with shower attachment, pedestal wash hand basin with tile splash, low level flush w.c., fully tiled shower cubicle with mains fed dual head shower. Spotlights and extractor fan.

**Outside:** The property occupies a corner plot location with open plan lawn area and gravel drive with parking area to the front. Detached garage with side personnel door. The side and rear gardens are enclosed and mainly laid to lawn.

**EPC Rating 84|B Council Tax Band 'D':**

**Tenure:** We are informed that the property is freehold.

**Deposit £1384.00:**

**Holding Deposit £276.00:**

Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**Directions:** From Oswestry head towards Shrewsbury on the A5 for approximately 6 miles. At the roundabout take the first exit signposted Nesscliffe proceed through the village after passing the Three Pigeons public house take the first right opposite the former Nesscliffe Hotels. After a short distance turn left into Darby Close where no:5 will be identified by the agents to let board.

**Viewing and Further Information:** For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

**Affordable Housing:** The property is offered for rent under the affordable housing scheme. For further details and information please contact the agent's Ellesmere Office 01691 622534.

**Agent Note:** Photographs are not current and were taken January 2025







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steeped in heritage  
with a forward  
thinking outlook.

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