

**73 Somerset Way, Wem,  
Shropshire SY4 5TW**

**A deceptively spacious one bedroom, modern studio home in a popular residential area on the fringes of the town of Wem**



- 1 double bedroom
- Good sized living room
- Separate kitchen & dining area
- Front aspect garden
- Ample driveway parking

**To Let  
£550 pcm**

## **The Property**

This deceptively spacious one bedroom studio house, accessed via a side entrance door, comprises of the following accommodation:

Entrance hallway, with storage cupboard, leading to the kitchen and living room.

A light and airy good sized living room benefits from two full height front aspect uPvc double glazed windows, laminate flooring and under stairs storage cupboard. A stairway off leads up to the first floor.

The separate kitchen/dining area has a comprehensive range of fitted base and wall units with worktops over, single drainer sink unit, integral oven and hob, extractor unit and plumbing for washing machine.

A stairway, with two side aspect windows, leads up to the first floor galleried double bedroom with 2 Velux roof lights, and a tiled shower room comprising of a 3 piece suite with corner shower cubicle, wash hand basin and WC.

## **Outside**

A garden area to the front of the property is laid mainly to lawn. The property benefits from a side aspect driveway with ample parking.

## **The Local Area**

73 Somerset Way is ideally located in a popular residential area in the market town of Wem. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

## **Letting Fees**

Deposit £550

## **EPC**

EPC Awaited

## **Council Tax Band**

A

## **Local Authority**

Shropshire Council

## **Services**

Mains water, drainage and electricity. Electric heating.

## **Viewing**

Strictly by appointment with Harfitts

Sorry no pets, no children, no smokers

All measurements are approximate and are for identification purposes only

## **VALUATIONS**

**For a free no obligation valuation of your own property please call us on 01939 232775**

## **MORTGAGE ADVICE**

**We can put you in contact with expert independent financial advisors, please ask for details**

## **SURVEYS**

**Please ask us for details of local surveyors**

## **Agent's Notes**

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