

**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.

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that: These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract. No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property. Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate. All measurements are approximate and are for identification purposes only. Electrical and other appliances mentioned in these particulars have not been tested by Harfitts. Therefore prospective purchasers must satisfy themselves as to their working order. Harfitts is a trading name of Paul F. Harfitt & Co.

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