



2 Tunnel Cottages

Preston on Severn | Shrewsbury

2 Tunnel Cottages

Preston on Severn, Uffington,
Shrewsbury SY4 4TB

A beautifully presented, fully detached 4 bedroom estate cottage, in a highly desirable rural yet accessible location.

- A Beautifully Situated, Detached Estate Cottage
- Living Room; Reception/Sitting Room;
Kitchen/Dining Room; Utility; Downstairs W/C;
- 4 Bedrooms, Family Bathroom
- Set in a highly desirable rural, yet accessible,
location
- Attractive Private Garden, Traditional Estate
Cottage, Greenhouse & shed.
- Recently installed UPVC Windows throughout,
Newly Carpeted & Decorated.

Shrewsbury 2.5m | Telford 13m | Whitchurch 18m |
Bridgenorth 14m | Chester 34m | Liverpool 64m

Location

No. 2 Tunnel Cottages is located in Preston on Severn and forms part of the Longner country estate, 2.5m south-east of Shrewsbury. Immediately to the east of the estate is Haughmond Hill and to the south-east, the adjoining Attingham Park Estate. Preston on Severn is a small hamlet that consists of several other attractive rural dwellings. The cottage benefits from private off-road parking and grass lawns, and overlooks picturesque farmland.



Description

No. 2 Tunnel Cottages is a 4 bedroom family estate cottage, that has been recently brought up to modern standards within. From the front door, the reception room provides a spacious living/sitting area, with a chimney breast and working open fire. The dining area features a views to the garden, leading through to the rear reception/utility/W/C and porch; and into the Kitchen, with mounted wall and base units. There is space and wiring for a dishwasher cooker. The Kitchen sink features a rinse basin and draining board. There are large windows looking out to rear and side of the property. Upstairs there are four large bedrooms. The master bedroom and bedroom 1 overlooks the garden, with picturesque countryside views over the estate farm. Throughout there are wall mounted radiators. The second and third double bedroom features views to the side of the property. The family bathroom has been fitted with bath/electric shower unit, wash basin and w/c. There is a window and ventilation/extractor.

Garden

The property benefits from a large well landscaped garden, that has been thoughtfully laid out and planted. There is a recently installed greenhouse, and small clad storage storage shed & single car garage.

Services & Local Authority Shropshire Council

Mains water and electricity, oil fired central heating. Shropshire Council www.shropshire.gov.uk 0345 678 9000. Tax band D. EPC rating E.

Directions

From Shrewsbury, take the second exit from the Emstrey roundabout towards Atcham. Continue for 2.5 miles, after crossing the Atcham Bridge, turn left immediately onto Watling Street (B4380), continue for 1.5 miles, and take the second left for Preston on severn. After a further $\frac{3}{4}$ of a mile the property will be found on the left by a private gated entrance.





Viewing

Strictly by prior appointment with the agents Jackson Property on 01743709249

Terms and Conditions

Term - Duration is flexible and to be agreed between parties. Rent £850.00 per calendar month to be paid monthly in advance. A Deposit of £1,100.00 payable upon the signing of the agreement.

A holding deposit equal to one month's rent will be requested to remove the property from the market on agreeing terms between parties to place the property 'Under Offer' and will therefore be held for the applicant. This holding deposit will act as the first month's rent on occupying the property.

Application/Administration Fees - A non-refundable fee of £30.00 + VAT (£36.00 including VAT) per person is payable upon submission of a completed application form. If the application is accepted an administration fee of £150.00 + VAT (£180.00 including VAT) is payable before the tenancy agreement is issued.



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