



## 9a Great Oak Street, Llanidloes, Powys, SY18 6BU

Delightful one/two bedroom maisonette with plenty of charm and character yet with a contemporary feel conveniently located in the centre of the popular tourist and market town of Llanidloes on the banks of the River Severn.

\* AVAILABLE IMMEDIATELY \* AVAILABLE UNFURNISHED \*

\* Entrance Hallway \* Kitchen/Breakfast Room \* Living Room \* Bedroom \* Mezzanine Space \* Bathroom \*

**£525**

Rhayader Sales

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## ACCOMMODATION includes

### FIRST FLOOR

#### Entrance Hallway

Half glazed entrance door.  
Floorboard effect vinyl flooring.

Wall mounted thermostatically controlled electric heater.

Doors to:

#### Bathroom

WC suite, pedestal wash hand basin, panelled bath with electric shower and folding shower screen over.

Vinyl flooring, Window to rear.

#### Bedroom 1

Fitted carpet, wall mounted thermostatically controlled electric heater, window to front.

### SECOND FLOOR

From the Entrance Hallway a staircase with fitted carpet rises to the Second Floor.

#### Living Room

Fitted carpet, wall mounted thermostatically controlled electric heater, window to front.

Open to:

#### Kitchen/Breakfast Room

Range of base units with worktops and splashbacks over and incorporating an inlaid single drainer sink, electric oven with grill and having inlaid ceramic hob and extractor fan over. Breakfast bar arrangements. Vinyl floor.  
Window to rear.

From the Living Room and balustraded staircase rises to the Third Floor.

### THIRD FLOOR

Mezzanine space with fitted carpet and large velux roof window.

Airing Cupboard with jacketed hot water cylinder and batten shelving.

#### Services

Mains electricity, water and drainage.

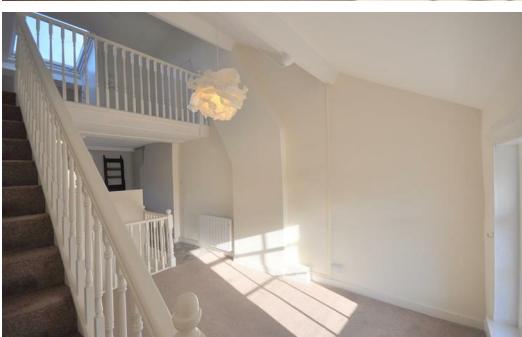
### TENANCY PROCESS

Each adult over 18 must complete a Tenancy Application Form to allow for credit checks and other references.

Each occupier must provide their photographic ID and, if applicable, proof of residency in the UK.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel



01597 810457  
sales@clareevansandco.co.uk

### Llanidloes

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well equipped leisure centre, all of which are within an easy walking distance. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond.

The University Town of Aberystwyth and West Wales Coast is some 30 miles distant.

### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

### Council Tax

We are advised that the property is in Council Tax Band A.

### The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

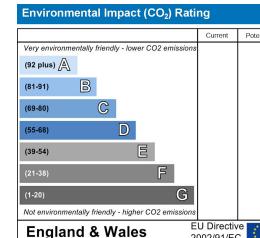
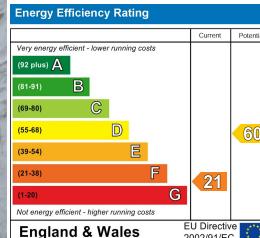
### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working



order. All photographs remain the copyright of Clare Evans & Co.

## PMA Reference

DRAFT 2416920215

## DEPOSIT

The deposit taken for a property is the equivalent of 5 weeks'

rent. The deposit is paid to the landlord, directly who will register it in a government backed scheme within 30 days.

## COSTS and PAYMENT

The successful contract holder will be required to pay £600 for the first month's rent, and £690 for the

deposit prior to occupation of the property.

Payment of the above costs by the contract holder should be made by BACS transfer directly in to the Landlord's account. The funds must clear in to the Landlord's account prior to occupation of the property.



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