



TO LET



Cartref, 40 Long Bridge Street, Llanidloes, Powys, SY18 6EF

Very generously proportioned THREE BDROOM first floor apartment in a central location in the bustling town of Llanidloes. Access to the property is via a private entrance off Longbridge Street.

* EPC Rating E* * Private Entrance * 5 weeks' deposit* * Powys County Council Tax Band 'B'*

AVAILABLE IMMEDIATELY
AVAILABLE UNFURNISHED

£600 Per month

Rhayader Sales

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



ACCOMMODATION comprises:

Entrance and Hallway

Original feature tiles. Remainder of hall and stairs carpeted. Worcester gas boiler. Original sash window with obscured glass, glazed door to large carpeted landing area.

Built in cupboards, fuse board, space for fridge freezer.

Telephone intercom, double radiator, electricity power point. Further sash window to rear.

Lounge

Carpeted, with original sash window to front, two radiators, TV point, art deco ornamental fireplace, built-in cupboards.

Kitchen

Small kitchen with lino floor, sash window to rear, gas hob with space under, built-in cooker, laminate worktop, built-in units, washing machine, stainless steel sink, mixer tap.

Bedroom 1

Carpeted, two original sash windows to front of property

Bedroom 2

Carpeted, original sash windows to front of property, freestanding wardrobes.

Bedroom 3

Carpeted, original sash window to front, built in cupboards and matching freestanding wardrobes

Bathroom

Linoleum floor, double glazed obscured window to rear, radiator, wall tiled throughout, WC, sink on built-in vanity unit with large fixed mirror over, electric 'Triton' shower over bath, shower curtains.

CONTRACT PROCESS

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

Each occupier must provide their photographic ID, proof of address and proof of 'right to rent' in the UK.

DEPOSIT

The deposit taken for a property is the equivalent of 5 weeks' rent. The deposit is registered by the Landlord and not Clare Evans & Co.

COSTS

The successful contract older will be required to pay £600 for the first month's rent, and £690 for the deposit prior to occupation of the property.

Property Management

On commencement of the contract, the property will be managed by the Landlord or their Agent who will be licensed by Rent Smart Wales.

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 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.

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.

Council Tax

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

Local Authority

Powys County Council. Tel No: 01597 826000
www.powys.gov.uk.

DCMMA Reference

DRAFT 1106925825

REGISTER NOW

TO register your interest, please call Clare Evans & Co on 01597 810457 or emails
lettings@clareevansandco.co.uk