



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.

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.

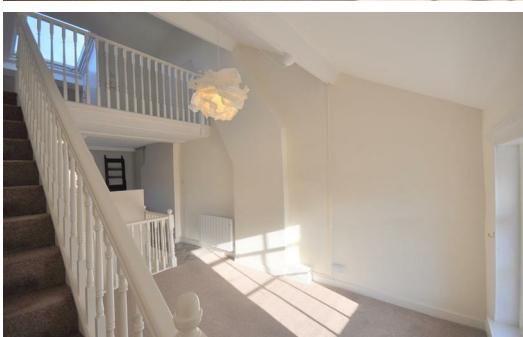
The University Town of Aberystwyth and West Wales Coast is some 30 miles distant.

Local Authority

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

Council Tax

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



COSTS and PAYMENT

The successful contract holder will be required to pay £525 for the first month's rent, and £605 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.

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.

CONTRACT PROCESS

Each adult over 18 must complete an Application Form to allow for credit checks and other references. The credit checks and referencing may be undertaken by a 3rd Party Contractor for which your express consent will be required.

Each occupier must provide their photographic ID (eg passport or driving license) and proof of address (eg a utility bill/bank statement showing current address dated within the last 3 months) and proof of 'right to rent' in the UK.

Successful applicants will be required to sign the contract (either digitally or in hard copy) prior to the contract commencement date, and before taking up occupation. A copy of the signed document will be provided to the contract holder via their preferred means (digitally or in hard copy).

CONTRACT LENGTH

The initial fixed term of the contract will be for a fixed 12 month term, following which the landlord can serve a 6 month notice period to the contract holder should the contract need to be terminated.

After the fixed term period has expired, the contract holder is required to give one month's notice to bring the contract to an end.

Contract Management

On commencement of the contract, the tenancy will be managed by Clare Evans & Co who is an agent licensed by Rent Smart Wales.

GUARANTOR

If the applicant(s) has a low income, a poor credit history, is a student or is new to the country and have no rental or credit history, a guarantor is likely to be required. A guarantor is someone who agrees to pay your rent if you don't pay it.

Guarantors will also be required to provide the required ID and supporting documents and to undergo credit checks and references.

Property Inspection

It is important that you inspect a property to satisfy yourself of its suitability before entering in to a contract agreement. Should there be any matters of concern, these should be brought to our attention before taking up occupation. Clare Evans & Co are unable to instigate any improvements to client's properties and manage only essential repairs.

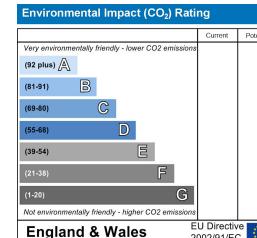
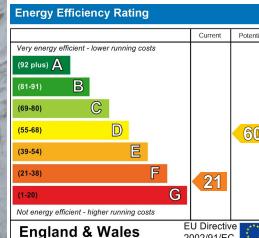
If a property fails to meet your requirements after you have exchanged contracts you will still be legally bound to meet your contractual requirements for the fixed term of the contract.

A Guide for Tenants in Wales

For further information please go to:
<https://rentsmart.gov.wales/Uploads/Downloads/>

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.

DMCC Reference

1006925226



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