



TO LET



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

THREE BEDROOM first floor apartment in a central location in the market town of Llanidloes. Access to the property is via a private entrance off Longbridge Street.

* Living Room * Kitchen/ Dining Room * Three Bedrooms * Bathroom * Private Entrance *
* Powys County Council Tax Band 'B' * EPC Rating E *

AVAILABLE IMMEDIATELY
AVAILABLE UNFURNISHED

£550 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			Very environmentally friendly - lower CO ₂ emissions		
(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. 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 by their preferred means.

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.

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 prior to the contract commencement.

CONTRACT LENGTH

The initial fixed term of the contract will be for 6 months, 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.

A Guide for Tenants in Wales

For further information please go to:

https://rentsmart.gov.wales/Uploads/Downloads/00/00/01/84/DownloadFileEN_FILE/TenantsGuideEN_06.23.pdf

Tenancy Management

On commencement of the contract, the property will be managed by the Landlord or their Agent, either of whom MUST 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