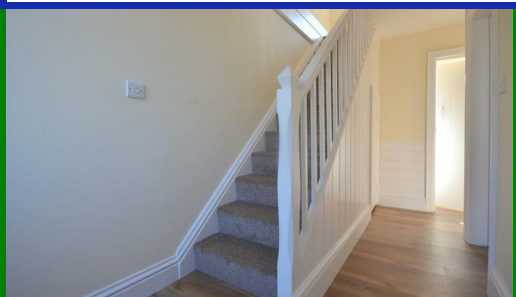




TO LET



Nantgwyn Chapel Cottage, Pant-Y-Dwr, Rhayader, Powys, LD6 5LW

Pleasant detached TWO BEDROOM country cottage with super rural views of the Mid Wales countryside. The newly refurbished cottage is located on the B4518, midway between the market towns of Rhayader and Llanidloes.

The cottage has a small garden and parking is available on the road opposite the property.

The property is available on an initial 6 month contract.

AVAILABLE IMMEDIATELY AVAILABLE UNFURNISHED

£695 Per month

Rhayader Sales

4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457

E: sales@clareevansandco.co.uk



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		100	(92 plus) A		89
(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	22		(1-20) G	24	
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		



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

Prior to occupation of the property, the successful contract-holder(s) must pay the FIRST MONTH'S RENT (£695) and the DEPOSIT (£800) - TOTAL up front costs is £1495 which shall have cleared in to the Landlord's account prior to the release of keys.

ACCOMMODATION comprises

A detached cottage with front door opening in to the Entrance Hall with doors to the Lounge, Kitchen and Store Room.

A staircase rises to the Galleried Landing on the First Floor with doors to the front and rear Bedrooms, and to the family Bathroom.

NB: The parking for the property is on-street parking over the road. It is cited next to the Nantgwyn Chapel.

Entrance Hallway

Lounge

Kitchen

Utility Room / Study

Bedroom 1

Bedroom 2

Bathroom

Garden

The cottage has a relatively small garden, the majority of which is to the front and side, with only a 6 ft strip at the rear.

There are delightful views of the surrounding countryside.

Services

Mains electricity and water. Private drainage.

Oil Central Heating.

uPVC Double Glazing.

Council Tax

We are advised that the property is in Tax Band D.

Local Authority

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

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.

Viewing Arrangements

Viewing are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457
sales@clareevansandco.co.uk

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.

DCMMA Reference

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