Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Flat 1, Bank House East Street, Rhayader, Powys, LD6 5DL

First floor one bedroom apartment close to all amenities in the popular and tourist market town of Rhayader.

* Open plan Kitchen / Lounge / Dining Room * Bedroom * Bathroom * Council Tax Band 'A' * Energy Rating 'E' (43) *

* Available Mid September * Unfurnished *

£420

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk






ACCOMMODATION comprises

Further details to follow in due course

Kitchen / Lounge / Dining Room

Range of matching base and wall units with integrated electric cooker and hob; worktops over with space and plumbing for washing machine. Laminate flooring; electric storage heater; pendant light; original sash window to front.

Bathroom

Low level WC suite; panelled bath with shower heater over; pedestal wash hand basin. Linoleum flooring; light.

Bedroom 1

Laminate flooring; electric storage heater; original sash window to rear; light.

Storage Cupboard

Services

Mains electricity, water and drainage.

Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

The town has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

A wider range of facilities including secondary schools is available at Llandrindod Wells (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west.

The west Wales coast and university town of Aberystwyth is 34 miles distant. The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells.

Excellent road links are afforded by the main north-south road A470, and the east-west A44.

Council Tax

We are advised that the property is in Band 'A'.

Viewing Arrangements

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

Availability

Available Mid September

Local Authority

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

A Guide for Tenants in Wales

For further information please go to: https://rentsmart.gov.wales/Uploads/Dov





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).

COSTS and PAYMENT

The successful contract older will be required to pay £420 for the first month's rent, and £600 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 paid to the landlord, directly who will register it in a government backed scheme within 30 days.

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 tenants.

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

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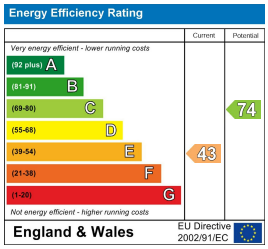
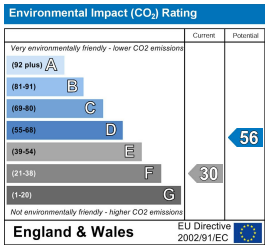
The Property Ombudsman

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.

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.

DMCC Reference

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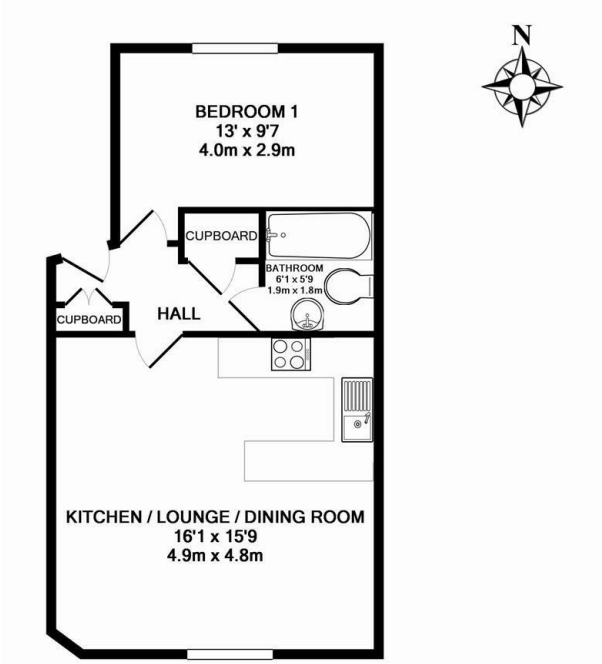

TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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