



5 Greenfield Terrace Corris, Nr Machynlleth, SY20 9TB

- Unfurnished 2 Bedroom end terrace village cottage
- Replacement double glazed windows
- Gas Central Heating
- Rear garden overlooking river
- No Smokers, No Pets, No DSS
- Available Immediately: EER = 27

£385 PCM

ABERYSTWYTH • 01970 625020
LLANIDLOES • 01686 412567
MACHYNLLETH • 01654 702472

NEWTOWN • 01686 626160
OSWESTRY • 01691 679595
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ABERDYFI • WINDOW DISPLAY

General Remarks & Situation Corris offers a pleasant village setting only 5 miles from the busy mid-wales market town of Machynlleth and 11 miles from Dolgellau. The village is situated on the fringe of the Snowdonia National Park providing an ideal base for its many scenic attractions and easy access to the noted yachting resort of Aberdyfi and other cardigan Bay resorts.

Accommodation

Ground floor

Entrance Lobby UPVC front door. Electricity meter.

Living Room 15'5" x 11'5" (4.70m x 3.48m) Inglenook fireplace with cast iron gas stove. Exposed beamed ceiling. Radiator.



Kitchen 13'7" x 8'1" (4.14m x 2.46m) Stainless steel inset sink unit. Modern kitchen fittings with high gloss white fronts to include base units with cupboards, drawers with worktops and matching range of wall units. Ceramic wall tiling. Cooker panel. Vynolay flooring. Understairs storage cupboard. Radiator. Plumbing for automatic washing machine. Range of fitted appliances to include integrated oven, 4 ring gas hob, cooker hood over.



First floor

Landing Roof access hatch, loft ladder and light point.

Bedroom (1) 12'4" x 8'9" (3.76m x 2.67m) Radiator. 3 Power points.

Bedroom (2) 11'10" x 8'6" (3.61m x 2.59m) Radiator. Double power point. Built-in airing cupboard with shelving. Worcester gas fired central heating boiler.

Bathroom Modern suite comprising panelled bath, low flush WC., pedestal wash basin, Triton shower over bath with shower curtain. Fully tiled walls and panelled radiator.

Outside

Front garden enclosed with pailing fence. Rear paved yard and garden with stone wall boundary on riverbank. Slate paving and concrete areas. **Garden Shed 6' x 8'**. Footpath right of way to rear. Lawned garden with floral borders.



Services

Mains electricity, water and drainage. Gas fired central heating (propane). Upvc double glazed replacement windows. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Council Tax

Band 'B'

Energy Performance Certificate (EPC)

A full copy of the EPC is available on request or from our website.

Terms and Conditions:

Tenancy

An assured shorthold tenancy for an initial 6 Months and thereafter from month to month.

Rental

£385 per calendar month

Deposit

£485 per calendar month

Cost of Agreement

£132.00 (£110.00 plus VAT) is required prior to the commencement of the tenancy.

Special Conditions

No smokers. No pets. Do DSS.

Outgoings

All services consumed and Council Tax.

Rental Payments

After the initial first months rental all subsequent payments to be made by standing order.

Viewing

By arrangement with Agents.

Morris Marshall & Poole Tel.: 01654 702472

Application Forms

Each prospective tenant will complete an application form together with paying the associated fee of £40 to provide the Agents with a credit reference. Proof of residency (a recent utility bill/bank statement showing current address) must also be provided before applications can be processed

Please Note THE APPLICATION FORM DOES NOT CONSTITUTE A CONTRACT OR PART OF ONE.

Directions

To locate the property leave Machynlleth along the A487 Dolgellau Road. After 5 miles turn right into Corris village. Turn right at the Slaters Arms onto Minffordd Street and 5 Greenfield Terrace is at the lower end of this street on the right hand side.

Note: IT IS IMPORTANT THAT YOU INSPECT A PROPERTY BEFORE ENTERING INTO A TENANCY AGREEMENT. IF THERE ARE ANY MATTERS OF CONCERN THESE SHOULD BE BROUGHT TO OUR ATTENTION BEFORE TAKING UP OCCUPATION. WE CANNOT INSTIGATE IMPROVEMENTS TO OUR CLIENTS PROPERTIES ONLY ESSENTIAL REPAIRS. IF A PROPERTY FAILS TO MEET YOUR EXPECTATIONS YOU WILL BE LEGALLY BOUND TO MEET YOUR CONTRACTUAL REQUIREMENTS FOR THE WHOLE TERM OF THE TENANCY.

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