



2 Oak Court

Kerry, Newtown, SY16 4DE



- 2 Bed Semi Detached Dwelling House
- Popular residential estate
- Convenient to all village amenities
- Double glazing. Oil central heating
- Entrance Hall, Lounge, Kitchen
- 2 Bedrooms, Bathroom
- Gravelled parking area, Enclosed rear garden
- Energy Efficiency Rating = 66

£425 PCM

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

NEWTOWN • 01686 626160
OSWESTRY • 01691 679595
SHREWSBURY • 01743 247755

TYWYN • 01654 710388
WELSHPOOL • 01938 554818
ABERDYFI • WINDOW DISPLAY

The accommodation comprises:

On the Ground Floor

Hallway

Lounge 3.50m x 5.40m (11'6" x 17'9")

Kitchen with fitted kitchen, electric cooker.

On the First Floor

Bedroom (1) 4.30m x 3.00m (14'1" x 9'10")

Bedroom (2) 2.80m x 2.30m (9'2" x 7'7")

Bathroom

Outside

Gravelled parking area to front.

Enclosed rear garden area with garden shed.

Services

Mains electricity, water and drainage.

Oil fired central heating.

Council Tax

Band "C" (verbal enquiry).

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

Rent- £425

per calendar month in advance.

Deposit - £525

returnable at the end of tenancy if the property is left in good order and the rent paid in full.

Outgoings

All services consumed and Council Tax.

Inventory

Unfurnished.

Special Conditions

No Pets. Non Smokers. No DSS.

Agents Fee

A contribution of **£150.00 including VAT (£125.00 plus VAT)** is required prior to the commencement of the Tenancy.

To View

By appointment with the Agents.

Directions

From the town centre proceed to the traffic lights by McDonalds. Continue straight over onto Kerry Road, A489 signposted Craven Arms. Continue along this road until reaching the village of Kerry. Take the first turning left into Park Avenue, follow the road around to the right and the property can be found on the left hand side.

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. Photo identification and proof of residency (a recent utility bill/bank statement showing current address) must also be provided with the completed application forms.

PLEASE NOTE THE APPLICATION FORM DOES NOT CONSTITUTE A CONTRACT OR PART OF ONE.

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.

On Commencement of the Tenancy the property will be managed by Morris Marshall & Poole, however the Landlord could change this before contracts are signed.

Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Morris Marshall & Poole - Newtown

01686 626160

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