

**TO LET****£350 Per calendar month**

2 Mews Cottage, High Street, Knighton, Powys, LD7 1AT

An end terrace mews cottage in a town centre location and comprising accommodation of 3 bedrooms, living room, kitchen and bathroom. Wood burning stove and double glazing. Available on an assured shorthold tenancy of six months subject to credit and personal references, deposits and document charge. No pets.





1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s

- End terrace mews cottage
- Town centre location
- 3 bedrooms, bathroom
- Kitchen, living room
- Wood burning stove
- Double glazing

GENERAL REMARKS

No. 2 Mews Cottage is a traditional solid brick end terrace cottage which has a central location in the market town of Knighton. Its basic accommodation requires some decoration but provides good living space in a convenient setting.

TERMS

Available on an assured shorthold tenancy of six months. Applicants will be subject to credit and personal reference checks and a deposit of £400. A processing and document charge is payable in advance of £125 + VAT. The rent is payable exclusive of council tax and all utility bills. No pets.

SERVICES

We believe that mains water, electricity and drainage are connected. Double glazing is installed. A wood burner is located in the kitchen and heats the domestic hot water with a cylinder and immersion heater. Some rooms have fitted carpets. There is no central heating.

VIEWING

Strictly through the Agents: Halls, 43 Church Street, Bishops Castle, SY9 5DA Telephone 01588 638755.

THE DIRECTIONS

In Knighton proceed up Broad Street and bear left at the clock tower heading towards the Narrows on the right, just past the Evans window shop is an alley with a black wrought iron gate and the cottage is last on the right.

ACCOMMODATION

Arranged over two floors with a flying freehold to one bedroom, the accommodation comprises the following:

KITCHEN/BREAKFAST

4.39m x 2.97m [14'5" x 9'9"]

Stainless steel sink unit with cupboard under. Base units consisting of cupboards with marble effect work top surface. Planned space for cooker with cooker panel and 'Villager' multi fuel burner set on a raised quarry tiled hearth, glazed door through to:

LIVING ROOM

4.62m x 3.07m [15'2" x 10'1"]

Double glazed windows, TV point, under stairs store housing electricity meter boxes and gas connection which is capped at the present time. A staircase leads up to the first floor landing which is L-shaped, window and roof light.

BEDROOM 1

4.57m x 3.45m into recess [15'0" x 11'4" into recess]

Central chimney breast with recess, two roof lights and double glazed window to side.

BEDROOM 2

3.48m x 2.62m [11'5" x 8'7"]

Double glazed window.

BEDROOM 3

2.31m x 2.16m plus recess area [7'7" x 7'1" plus recess area]

Double glazed window enjoying some pleasing outlooks across the town and Teme Valley.

BATHROOM

White suite of panel bath, hand basin, WC, half tiling to walls, electric heater and shaver light socket. AIRING CUPBOARD with hot water cylinder, slatted shelving and immersion heater.

COUNCIL TAX

Band B.

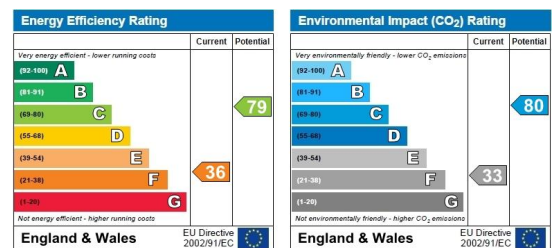
LOCAL AUTHORITY

Powys County Council, Llandrindod Wells.

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Energy Performance Ratings



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