



MORRIS MARSHALL & POOLE

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Upper Bontnewydd, Oakley Park, Llanidloes, SY18 6LP

- Substantial farmhouse with countryside views.
- Approximately 4 miles from Llanidloes.
- Part double glazed. Carpeted/vinolay throughout. Oil fired central heating. Wood burner. EER=62
- 3 recep., farmhouse kitchen, shower room, 4 bedrooms, bathroom
- Gravelled parking & turning area to front & rear.
- Option to rent 4-bay open leanto, riding school, paddock & yard area.



£695 PCM

LLANIDLOES OFFICE

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Accommodation:

Ground floor:

Entrance Hall

Sitting Room/Bedroom 5 4.04 x 3.27 (13'3" x 10'9")

Dining Room/Living Room 6.06 x 3.17 (19'11" x 10'5")
with wood burner, open beamed wall through to

Farmhouse Kitchen 6.03 x 3.49 (19'9" x 11'5") With range of fitted units comprising base, wall & drawer cupboards, worktop surfaces, inset stainless steel sink unit, part tiled walls, beamed ceiling

Rear Entrance Porch with oil fired central heating boiler, rear entrance door

Shower Room with electric shower, w.c., wash basin

Inner Lobby with staircase to first floor

Family Room/Bedroom 6 6.15 x 2.99 (20'2" x 9'10")

First floor:

Spacious Landing 6.2 x 2.32 (20'4" x 7'7")

Bedroom 1 6.14 x 3.14 (20'2" x 10'4")

Bedroom 2 4.13 x 3.4 (13'7" x 11'2")

Bedroom 3 4.02 x 3.63 (13'2" x 11'11")

Bedroom 4 3.4 x 3.41 (11'2" x 11'2")

Bathroom with panelled bath & electric shower over, pedestal wash basin, w.c., radiator

Outside: 18 x 15 (59'1" x 49'3")

Gravelled parking & turning area to the front. Rear gravelled area

Option to rent 4-bay open lean-to. Indoor riding school with menage area & 4 stable block 18m x 15m (59'1" X 49'3)

Small paddock to the rear of the riding school building. Additional yard area all available by separate negotiation

Services:

Mains water, metered and to be billed quarterly by the owners. Mains electricity.

Oil fired central heating. Private drainage

Council Tax:

Band 'F' (online enquiry)

Energy Performance Certificate:

A full copy of the EPC is available on request or by following the link below:

<https://www.epcregister.com/direct/report/0581-2899-6587-9779-6431>

(Roof insulation put in since this report was undertaken).

Terms and Conditions:

Tenancy

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

Rent

£695 per calendar month in advance.

Deposit

£795 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.

Special Conditions

No DSS. Non Smokers. Pets considered.

Agents Fee

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

Application Forms

Each prospective tenant will complete an application form together with paying the associated fee of £40 (in bold) 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.

To View:

By arrangement with the agents

Directions:

From Llanidloes proceed on the road to Newtown, After approximately 2 miles, turn left at Dolwen layby. Proceed over the bridge and up the hill for approximately 1 mile. Turn left by the bin storage area. Continue on this road for 1 mile, passing the entrance to Bontnewydd Fach on the left hand side. Continue along the track to the property.

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.

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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/Landlord (to be confirmed), however the Landlord could change this before contracts are signed.

10/16 LR/152



