



## Holly Cottage, Monaughty, Bleddfa, Knighton, Powys, LD7 1NS

£425  
PCM



A detached, three bedroom bungalow standing in enclosed gardens in a rural location with double glazing and oil fired heating. Pets by negotiation. AVAILABLE NOW.

### Benefits

A detached bungalow with oil fired heating and double glazing. Accommodation comprises: entrance hallway, living room, kitchen/breakfast room, three bedrooms and family bathroom.

### How to apply

To apply, you must fill out one application form per adult which provides us with details of your bank, employer, current Landlord or Letting Agent and other information. You will also have to sign a declaration form and provide us with two forms of ID (one photographic).

### Agents notes

The property is connected to mains electricity and water, oil fired heating and septic tank drainage.

Council Tax Band C - £1,102 2014/15.

The living has a double glazed window to the front aspect and a feature open fireplace with slate hearth and wooden surround. The kitchen has two double glazed windows to rear aspect and is fitted with a modern range of wall and base units, built in electric oven and hob with extractor over, plumbing for washing machine, oil fired Rayburn Royale, oil fired boiler and access to roof space.

There are three bedrooms, each having double glazed windows. The bathroom has a tiled floor, a panelled bath with Mira Sport shower over, WC, wash hand basin and a chrome heated towel rail.

## Summary

- Detached bungalow
- Three bedrooms
- Kitchen/breakfast room
- Enclosed garden
- Rural location
- Available now

Call Lettings 01432 266 007

### Internal features

### External features



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The property is approached via a gateway and path. The garden is mainly to the front of the property and is predominantly laid to lawn, planted with mature shrubs and trees. There is also a garden shed which could be used for storage.

## Fees

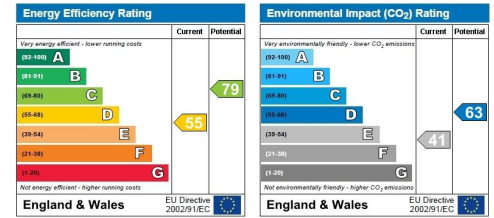
A non-refundable Holding Fee of £200 is payable upon application along with a non-refundable Set Up Fee. The Administration Fee is £180 for a single applicant, £300 for two adults, and £120 for each additional applicant or guarantor thereafter. The first months rent and deposit of £675 is payable in advance prior to the move in date. Please be aware that the £200 Holding Fee will be deducted from the first months rent providing the applicant moves into the property and we may charge an additional deposit for pets. All payments must be in cleared funds. Payments can be by cheque, debit card or cash. 2.5% surcharge for credit card. All fees are inclusive of VAT.

## Insurance

The Landlord maintains insurance for the building and contents within the inventory. You

must insure your own possessions and if you cause any damage to any of the Landlord's items these will be charged to you. You will be required to provide us a copy of your insurance policy should you decided to Let this property. If you would like us to provide you with a competitive contents insurance quote, please ask us for details.

## Energy Performance Graphs



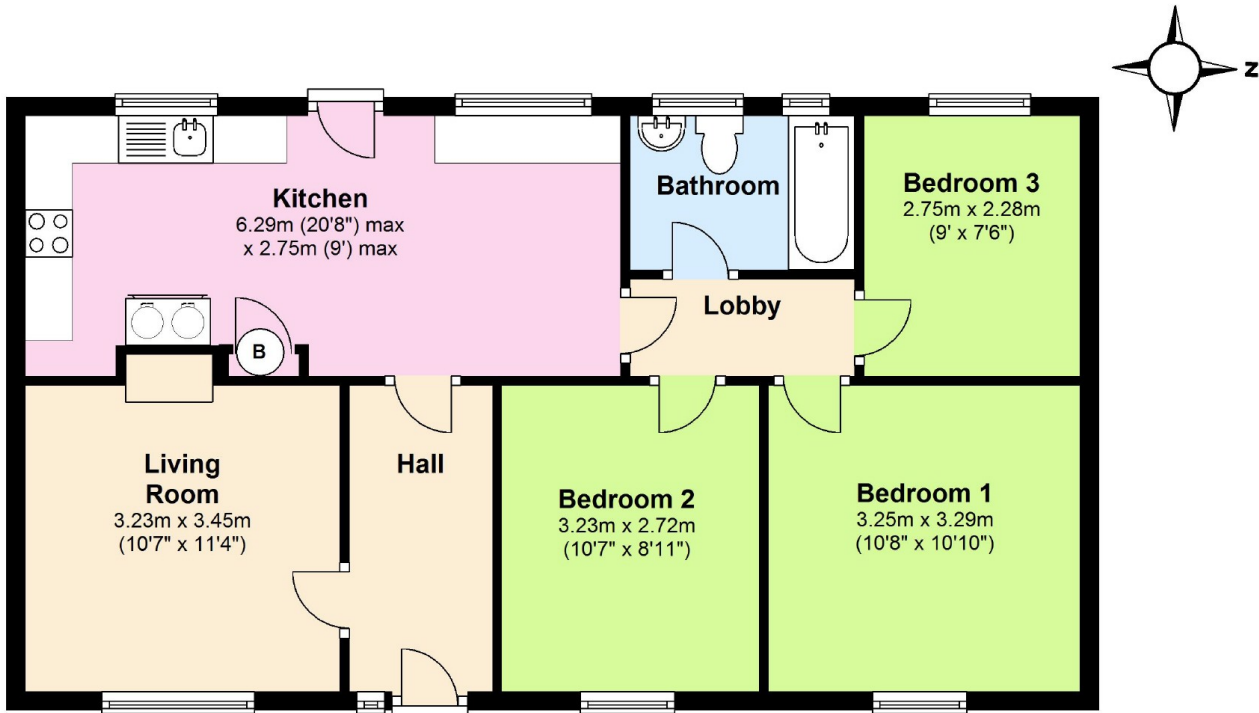
THE PROPERTY MISDESCRIPTIONS ACT 1991 We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.  
MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

## Floor plans - not to scale



## Ground Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



Total area: approx. 68.3 sq. metres (734.8 sq. feet)