



MORRIS MARSHALL & POOLE

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



5 Victoria Square

Llanidloes, SY18 6BL

- End terrace dwellinghouse.
- Located just off the town centre in a courtyard development.
- Gas central heating.
- Lounge, kitchen, 2 bedrooms, bathroom.
- Front gravelled area.
- No smokers.
- Energy Efficiency Rating = 67



£350 PCM

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

Accommodation:

Ground floor:

Entrance Hall staircase to first floor, radiator

Lounge 3.38 x 3.7 (11'1" x 12'2") Laminate flooring, radiator, wood panelling to dado height

Kitchen 5.47 x 2.56 (17'11" x 8'5") With white fronted base, drawer & wall cupboards, black worktop, stainless steel sink & drainer, tiled splashbacks, wall mounted gas central heating boiler, freestanding electric cooker with stainless steel extractor hood over, recess for fridge, tiled floor, 3 windows, plumbed for washing machine,

First floor:

Landing

Front Bedroom 4.53 x 2.91 (14'10" x 9'7") radiator, 2 windows

Rear Bedroom 3.44 x 2.7 (11'3" x 8'10") radiator, laminate flooring

Bathroom With white suite comprising panelled bath with electric shower over & glazed shower screen, pedestal wash basin, w.c., tiled walls, vinyl flooring, airing cupboard

Outside:

Gravelled and paved front area.

Services:

Mains gas, electric, water and drainage connected
Gas fired central heating

NB The services, flues and appliances have not been tested and no warranty is provided with regard to their condition

Council Tax:

Band 'A' (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/8306-7629-4910-4173-4906>

Terms and Conditions:

Tenancy

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

Rent

£350 per calendar month in advance.

Deposit

£450 returnable at the end of tenancy if the property is left in good order and the rent paid in full.

Outgoing

All services consumed and Council Tax.

Special Conditions

No smokers. (Pets and DSS considered)

Agents Fee

A contribution of £150.00 including VAT (£125.00 plus VAT) 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 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

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

01686 - 412567

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.

LR/284 08/17