



MORRIS MARSHALL & POOLE

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



3 Campion Close Llanllwchaiarn, Newtown, SY16 2TD



- Semi Detached Dwelling on residential estate • Situated on outskirts of the town, Newtown 1 mile • Living Room, Kitchen • Bedroom, Bathroom • Rear garden & patio • 2 car parking spaces • Economy 7 Heating • Energy Efficiency Rating = D (60) •



£375 PCM

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

The accommodation comprises:

On the Ground Floor

Lounge 3.56m x 4.29m (11'8" x 14'1")

Kitchen 3.13m x 1.77m (10'3" x 5'10") with electric oven, hob and fridge/ freezer

On the First Floor

Bedroom 3.56m x 3.34m (11'8" x 10'11")

Bathroom 1.97m x 1.77m (6'6" x 5'10") with shower over bath

Outside

Parking for 2 cars

Rear garden with garden shed

Services

Electricity, water and drainage connected.

Electric Economy 7 Heating.

Council Tax

Band 'B' (verbal enquiry).

Energy Performance Certificate (EPC)

A copy of the EPC is available on request or from our website.

Terms and Conditions:

Rent- £375

per calendar month in advance.

Deposit - £475

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

Outgoings

All services consumed and Council Tax.

Inventory

Unfurnished. Integrated cooker, fridge freezer.

Special Conditions

No Pets. No DSS. Non Smokers.

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 over Longbridge turning right at the roundabout onto

Commercial Street. Continue along this road and over 3 pedestrian crossing and turn left before the river bridge and pedestrian crossing onto Lower Canal Road. Proceed out of town for approximately 1 mile, turning left into Primrose Drive opposite the Church. Follow the road to the right and turn right into Campion Close 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 Landlord, 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

Ref: 2014/R 3 Campion Close 09/17