Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Brynawelon ,
Brecon,
Powys.

550 Monthly *

- Mid Terraced Three Bedroom House
- Lounge, Kitchen/Diner, Bathroom with Separate WC.
- Gas Central Heating & Double Glazing
- Rear Garden with Patio & Lawned Area
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Ref: PRG10462

Viewing Instructions: Strictly By Appointment Only

Tel: 01874 622 488
Email: brecon@ctf-uk.com
www

General Description

A pleasant three bedroom mid-terrace house located on the outskirts of Brecon town offering accommodation including lounge, kitchen/diner and bathroom with separate w.c. along with garden and near by parking. The property is fully double glazed and gas centrally heated and benefits from electricity produced by the solar panels on the roof.

Accommodation

The Accommodation Comprises:

Ground Floor

Porch

with tiled floor.

Hallway

with laminate flooring.

Lounge

with laminate flooring, electric fire to fireplace.

Kitchen / Breakfast Room

with tiled floor, range of wall & base cupboard units, plumbing for washing machine dishwasher & tumble dryer, gas cooker. Pantry with Worcester wall mounted gas boiler.

First Floor

Landing

with fitted carpet.

Bedroom 1

with fitted carpet, built in wardrobe, double.

Bedroom 2

with fitted carpet, built in wardrobe, double.

Bedroom 3

with fitted carpet, single.

Bathroom

with vinyl floor, bath with enclosed glazed shower screen, wash hand basin.

Separate Toilet

with vinyl floor, w.c.

Services

All mains services connected. The property also benefits from solar panels providing electricity.

Outside

Gravel area to the front.
To the back patio area with steps leading to rear garden area with lawn shed and vegetable patch.

Council Tax

Band B £1111.75 (2017/18)

Administration Fee

There is a fee of £150 to be paid by the tenant in advance to cover the cost of setting up the tenancy agreement and referencing fee. Additional referencing fee of £30 per extra applicant is applicable. (£50 referencing fee is non-refundable, whether tenancy proceeds or not).

Deposit

A deposit equivalent to one month's rent is payable at the beginning of the tenancy and will be held by the Agents under the Tenancy Deposit Scheme and is repayable on the termination of the tenancy subject to the final inspection of the property and confirmation that all bills have been paid.
Clee Tompkinson & Francis is a member of the a Tenancy Deposit Scheme which is administered by Deposit Protection Service (The DPS),
The Pavilions, Bridgewater Road, Bristol, BS99 6AA.
Tel: 0844 4727 000
Web Site: www.depositprotection.com

Restrictions

No Smokers. No Pets. No Benefits.

Responsibilities

The landlord is responsible for external decoration, insurance of the building and repairs. The tenant is responsible for insurance of contents, payment of council tax, electricity, gas, oil, water and drainage bills as appropriate and keeping the internal decoration in good order.

After Hours

Contact David Price - 07884 192490

Services

Mains water, mains drainage, mains gas, mains electricity

EPC Rating:81

Council Tax

Band B

Directions

From the town centre proceed past Morrisons to the traffic lights turning left then immediately right into Camden Road. Proceed along Camden Road for approximately 1 mile on reaching the junction at the the end of Camden Road turn left onto Lon Slwch and take the 2nd left into Brynawelon and number 2 can be found at the top of the hill on the right.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.