





Llanerfyl, Welshpool, Powys
£1,500 Per Calendar Month

A spacious four-bedroom detached bungalow offering far reaching countryside views.

Please see virtual tour.



The accommodation comprises: an entrance hall leading to a living room with an inset wood burner, a modern fitted kitchen with selected appliances, and a utility room. The master bedroom benefits from a walk-in dressing room and en-suite, alongside three further double bedrooms and a modern shower room.

Externally, the property offers off road parking, a lawned front garden with a paved patio area, and to the rear, a single garage with additional parking.

There are two separate entrances: a private drive for the tenant's sole use and a shared access driveway.

One small pet considered. Available now. EPC Rating C.

Rent: £1,500pcm

Deposit: £1,730

Holding Deposit: £340

Entrance Hall

Polished oak flooring (throughout the property), two radiators, HIVE heating system, double cloak cupboard with hanging rail, loft access, two smoke alarms, telephone point.

Living Room

15'10" x 17'5" (4.85 x 5.32)

Inset Prity wood burner set on slate hearth with exposed chimney breast, four wall light points, oak flooring, radiator, double glazed window to front elevation, double glazed French doors leading to side elevation, television point, ethernet and telephone point, radiator.

Kitchen

14'7" x 14'7" (4.45 x 4.46)

Fitted with a range of modern cream gloss base units, polished granite work surfaces, wine cooler, inset one and a half bowl stainless steel sink drainer unit, mixer tap, integrated dishwasher, five ring electric glass top hob, stainless steel extractor canopy, double glazed window to the side elevation, integrated microwave and NEFF electric oven, space for American style fridge freezer, central island with power points, radiator, limestone paved flooring, ethernet and television point.

Utility

6'5" x 8'11" (1.98 x 2.72)

Stainless steel sink drainer unit, laminate work surfaces, tiled splashbacks, limestone paved floor, plumbing and space for washing machine, radiator, door to rear of the property.

Bedroom One

8'0" x 9'4" (2.46 x 2.86)

Double glazed window to the rear elevation, radiator, polished oak flooring, ethernet, telephone and television point.

Bedroom Two

12'8" x 10'11" (3.88 x 3.33)

Double glazed window to the rear elevation, radiator, polished oak flooring, ethernet, television and telephone point, built-in double wardrobe with hanging rails.

Bedroom Three

16'1" x 16'5" (4.92 x 5.01)

Double glazed window to the front elevation, radiator, polished oak flooring, built-in double wardrobe with shelving and hanging rail, ethernet, television and telephone point.

Master Bedroom

16'2" x 16'5" (4.94 x 5.01)

Double glazed French doors leading to the front of the property, polished oak covering, double glazed windows to either side, exposed brickwork feature wall, two radiators, ethernet, television and telephone point, spotlights, large walk-in wardrobe with hanging rails, storage unit and radiator.

Walk in Wardrobe

12'9" x 4'1" (3.89 x 1.25)

Ensuite

11'5" x 7'3" (3.50 x 2.22)

Comprising large walk-in shower, heated chrome towel rail, dual end bath with central mixer tap, bidet, low level W.C., wash hand basin, double glazed window to the front elevation, extractor fan, spotlights, tiled floor, tiled walls, radiator.

Family Bathroom

7'4" x 8'11" (2.26 x 2.73)

Walk-in power shower and separate electric shower, low level W.C., wall mounted wash hand basin, two heated towel rails, frosted double glazed window to the rear elevation, tiled walls, tiled floor, recess spotlights, extractor fan, wall mirror with lighting, shelved airing cupboard.

Garage

18'0" x 14'9" (5.51 x 4.50)

Up and over door, Worcester oil fired boiler, double glazed window to the side elevation.

EPC Rating C

For a full copy of the Energy Performance Certificate please contact agents

Council Tax Band E

Powys Council

Term

Minimum occupation contract of 12 months

Viewings

By appointment only through Roger Parry & Partners

Measurements

All measurements mentioned in these letting particulars are approximate

Tenancy Deposit

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Holding Deposit

PLEASE READ: Before your application can be fully considered, you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:

- If you decide not to proceed with the tenancy during the 15-day period
- If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
- If you provide false or misleading information as part of your application
- England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)

In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.

If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.

If you are offered a tenancy and you accept it, the holding deposit can be credited towards the tenancy deposit or rent if both the applicant and agent are in agreement.

Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.

By submitting your application, you agree to pay any such permitted fees if they become due.

Floor Plan
(not to scale - for identification purposes only)



Approximate total area⁽¹⁾
173.7 m²
1870 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Powys Council

Council Tax Band: E

EPC Rating: C

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only
through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.