







Solitude, Aberhafesp, Newtown, SY16 3HS  
£1,800 Per Month

A large six bedroom detached house which enjoys far reaching countryside views and has an impressive kitchen/dining room, 3 receptions, en suite, bathroom and shower room. \*Please see virtual tour\*





The accommodation briefly comprises: an entrance hall, a spacious kitchen/dining room with pantry, utility room, ground floor shower room, study, and a welcoming living room featuring a wood burner and adjoining summer room. To the first floor are four bedrooms, including a master bedroom with en suite, together with a modern family bathroom. The second floor offers two additional bedrooms. There is ample parking for multiple vehicles and a large garden. Well-presented and maintained throughout.

The property is offered fully furnished, although it can be made available unfurnished if required. Available for 12–18 months.

EPC Rating C. Oil fired central heating.

Rent: £1,800 pcm  
Deposit: £2,075  
Holding Deposit: £410

#### **ENTRANCE PORCH**

Wood and glazed stable door and window to:

#### **ENTRANCE HALLWAY**

With wooden flooring and staircase to the first floor.

#### **STUDY**

With built in desk unit and shelving, wooden floor and window to the rear aspect.

#### **SITTING ROOM**

Dual aspect with two windows to the front and a window to the rear aspect, wooden flooring, fireplace with wood burner and slate hearth glazed and double doors to:

#### **SUN ROOM**

Triple aspect and enjoying views over the surrounding countryside, tiled floor and French doors to the side.

#### **KITCHEN/DINING ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, integrated fridge, dishwasher and Rangemaster stove with 5 ceramic hobs, 2 ovens and extractor hood over, stainless steel double drainer sink with mixer tap, part tiled walls. Triple aspect with French doors to the front and tiled floor .

#### **WALK IN LARDER**

With built in shelving, tiled floor and appliance space.

#### **UTILITY/BOOT ROOM**

With wooden work surface with appliance space under, white Belfast sink with mixer tap, tiled floor, window and stable door to rear porch, hanging and shelf space and door to shower room and boiler cupboard.

#### **REAR PORCH**

Paved with outside socket.

#### **BOILER CUPBOARD**

Housing the oil fired central heating boiler and having useful storage space.

#### **SHOWER ROOM**

Modern suite comprising low level W.C., pedestal wash hand basin with mixer tap, shower cubicle and window to the side.

#### **GALLERIED LANDING**

With wooden flooring, window to side, airing cupboard with 2 tanks and slatted shelving and staircase to second floor.

#### **BEDROOM ONE**

Built in double wardrobe, radiator, wooden flooring and window to the front aspect. Door to:

#### **EN SUITE SHOWER ROOM**

Modern suite comprising low level W.C., shower cubicle and pedestal wash hand basin, fully tiled walls and floor, shaver socket and window to side.

#### **BEDROOM TWO**

A dual aspect room with windows to the front and side, radiator and wooden flooring.

#### **BEDROOM THREE**

Window to the rear, wooden flooring and radiator.

#### **BEDROOM FOUR**

Window to the front, wooden flooring and radiator.

#### **BATHROOM**

Modern suite comprising low level W.C., panel bath and separate shower cubicle and pedestal wash hand basin, fully tiled walls and floor, radiator and window to side.

#### **SECOND FLOOR LANDING**

Velux style window, wooden flooring and double cupboard with slatted shelving.

#### **BEDROOM FIVE**

Dual aspect with window to side and Velux style window to the rear and wooden flooring.

#### **BEDROOM SIX**

Dual aspect with window to side and two Velux style windows to the rear and wooden flooring.

#### **OUTSIDE**

Double gates lead to a large parking and turning area. Laid to lawn with decked seating area and 2 paved patios and flower and shrub beds. The gardens enjoy enviable views across open countryside.

#### **EPC Rating C**

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

#### **Council Tax Band G**

Powys Council

#### **Term**

Minimum occupation contract of 6 months

#### **Viewings**

By appointment only through Roger Parry & Partners

#### **Measurements - Please see floorplan**

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.

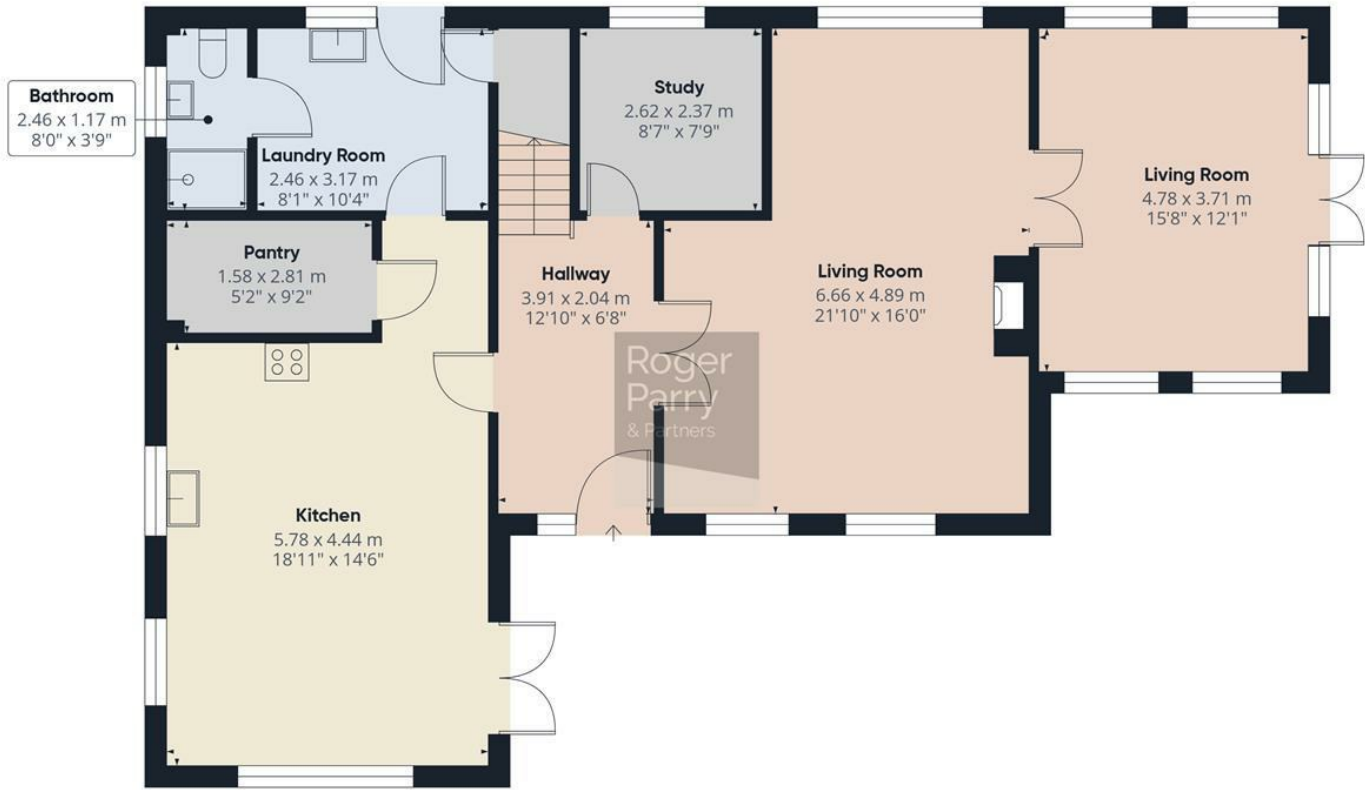
If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.

If you are offered a tenancy and you accept it, the holding deposit will be credited towards the first month's rent.

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)



Ground floor



Approximate total area<sup>(1)</sup>

109.1 m<sup>2</sup>  
1174 ft<sup>2</sup>

(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 County Council

**Council Tax Band:** G

**EPC Rating:** C

**Tenure:**

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

From Newtown take the B4568 signposted Aberhafesp, on passing through Aberhafesp village continue for approximately 1 mile and take the right hand fork. The property can be found on the right hand side after approx 1.4 miles.

## 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](mailto: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.