





10 Maes Yr Eglwys, Llansantffraid, Powys, SY22 6BE
£1,100 Per Calendar Month

A 3 bedroom detached bungalow located on a quiet cul-de-sac in Llansantffraid-ym-Mechain. The property benefits from driveway parking, a double garage, and front and rear gardens.



The accommodation briefly comprises: Entrance Hall, Sitting room, Large Conservatory, Kitchen/ Dining Room, Utility, Master Bedroom with En-Suite, Two Further Bedrooms, Family Bathroom, Double Garage, Off Road Parking, Front and Rear Gardens.

Available now. Oil Fired Central Heating and Double Glazing throughout. EPC Rating D.

Rent: £1,100pcm
Tenancy Deposit: £1,260
Holding Deposit: £250

Entrance Hall

Living Room

17'0" x 12'5" (5.2 x 3.8)
With woodburning stove

Kitchen

12'5" x 9'6" (3.8 x 2.9)

Dining Area

9'10" x 7'10" (3.0 x 2.4)

Utility

7'10" x 4'3" (2.4 x 1.3)

Master Bedroom

14'1" x 10'9" (4.3 x 3.3)

Ensuite

Bedroom Two

14'1" x 8'6" (4.3 x 2.6)

Bedroom Three

10'9" x 7'2" (3.3 x 2.2)

Family Bathroom

Large Conservatory

Accessed either from Lounge or Kitchen/ Dining Room

Front & Rear Garden

The well kept and thoughtfully designed rear garden with extensive sun terrace and patio extending the width of the property. The garden is laid to lawn with ornamental low walling including two steps to the raised lawn area, log store, shed and brick built barbecue in addition to perimeter fencing.

Double Garage

With twin up and over doors, power and lighting supply, side access.

EPC Rating D

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

Council Tax Band E

Powys Council.

Term

Occupation contract for a minimum period of 12 months.

Viewings

By appointment only through Roger Parry & Partners

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.

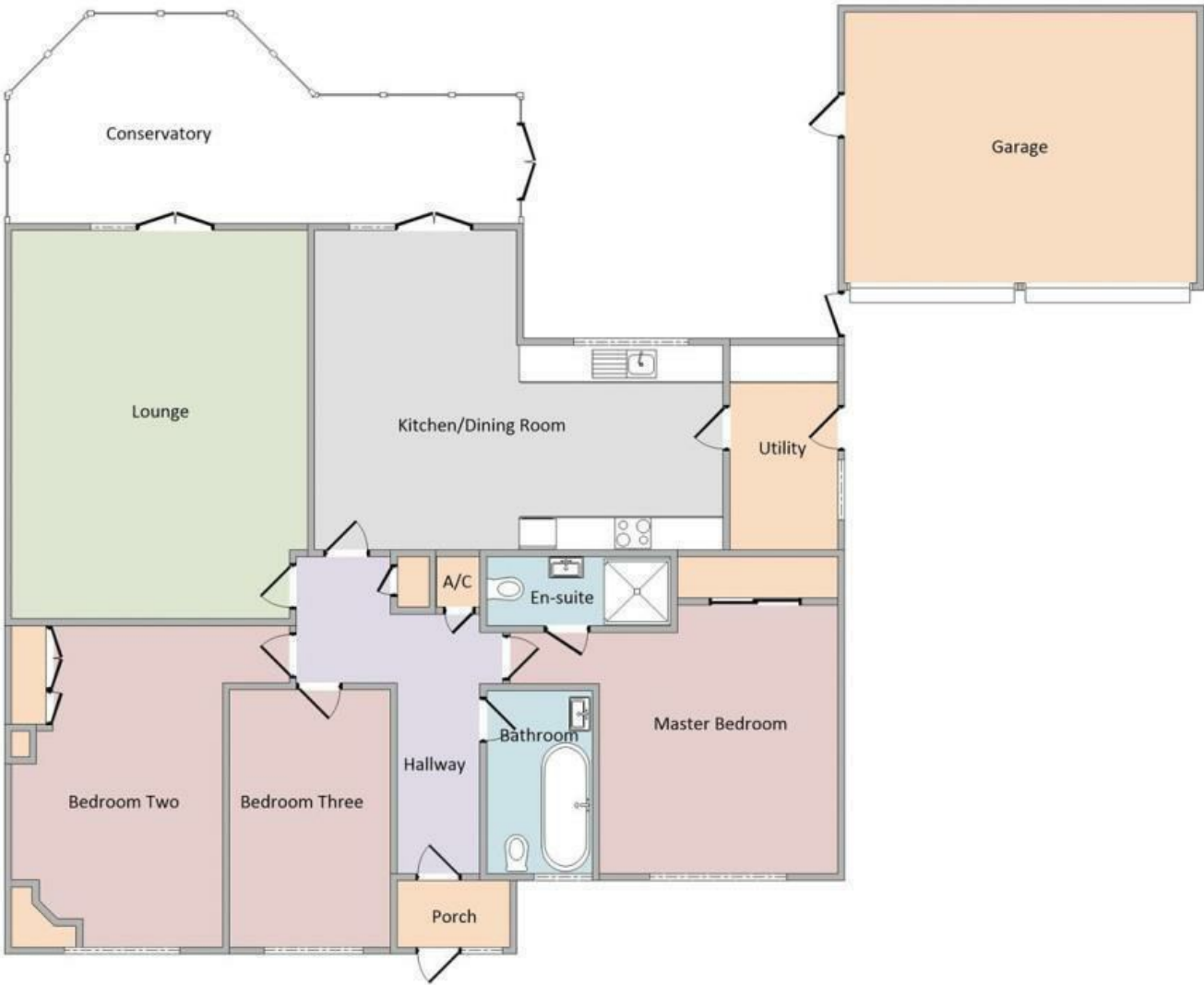
If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.

If you are offered a tenancy and you accept it, the holding deposit will be credited towards the first month's rent or deposit if both the landlord and tenant 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)



The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations and only provided as a guidance tool and not an exact replication of the property.

General Services:

Local Authority: Powys Council

Council Tax Band: E

EPC Rating: D

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:

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.