Roger Parry & Partners

2 Capel Cerrig Pont Robert, Nr Meifod, Powys, SY22 6HY

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£795

A three bedroom semi-detached chapel conversion in the rural village of Pont Robert, which is located near Meifod, Powys.

The accommodation briefly comprises: Living room, inner hall, cloakroom with WC, kitchen/dining room, three bedrooms and a family bathroom. Externally, there is a shared garden and a shed. Off road parking for two cars. One small pet considered. Oil fired central heating and mains water.

£180 Holding Deposit
£795 PCM Rent
£910 Tenancy Deposit

Entrance
Steps and ramp access to double uPVC double glazed patio doors to:

Living Room
Two radiators, window to the side elevation with wide Oak window sill, TV and telephone point, spindle staircase out to the first floor, two ceiling light fittings

Inner Hallway
Door to under stairs storage cupboard

Ground floor Cloakroom
Tiled floor and half tiled walls, extractor fan, WC, pedestal wash hand basin with mirror over

Kitchen

Bedroom One

Bedroom Two

Family Bathroom

Externally
Off road parking, shared garden and storage shed

Term
Occupation Contract for a minimum period of 12 months

Viewings
By appointment only through Roger Parry & Partners

Council tax band D
Powys County Council

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

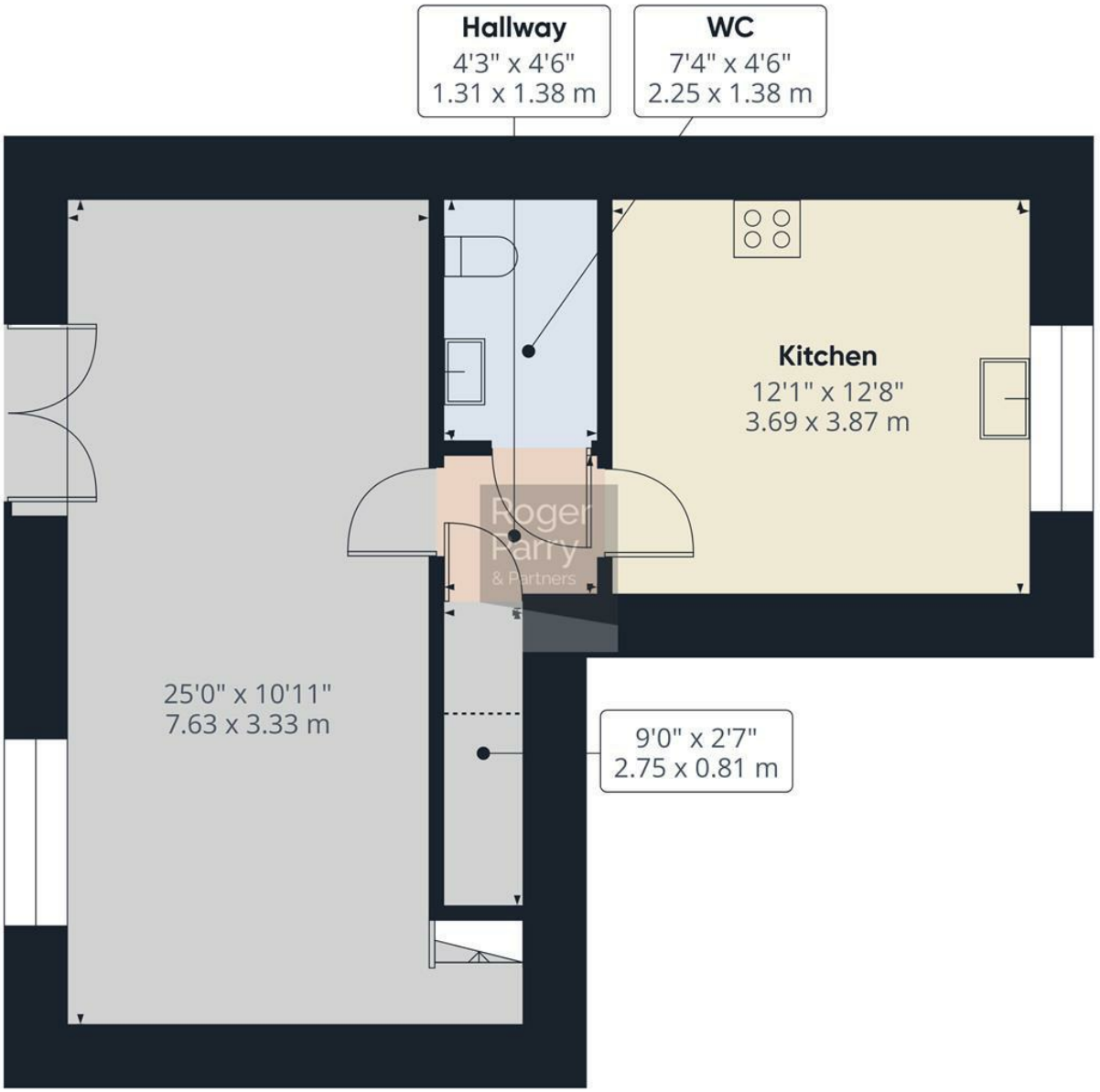
Measurements - please see floorplan
All measurements mentioned in these lettings particulars are approximate

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

The property is owned by a Roger Parry & Partners staff member

Holding Deposit
PLEASE READ CAREFULLY. Before your application can be fully considered, you will need to pay Roger Parry & Partners a holding deposit equivalent to one weeks rent for the property you are interested in. It is important that you know your legal rights, you should feel free to seek independent legal advice before signing this, or indeed any other document that we put before you. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, a longer period will only be allowed when agreed upon by both parties. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Roger Parry & Partners. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Roger Parry & Partners or Rent4Sure, and if it becomes apparent that you have provided us with false or misleading information as part of your tenancy application, or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by Roger Parry & Partners and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited towards the first months' rent

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



Ground floor

Approximate total area(1)
538 ft²
50.1 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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:
Council Tax Band: D
EPC Rating: E
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

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.