

**TO LET****£450 Per calendar month**

White Gwenthrew Cottage, Sarn, Newtown, Powys, SY16 4EQ

Semi Detached 2 Bedroom Cottage of character. Spacious accommodation. Rural situation, On outskirts of village. Lounge, Kitchen/Diner, 2 Bedrooms, Bathroom. Parking for 2 vehicles. Oil Central Heating.





1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s

- **Semi Detached 2 Bedroom Cottage of character**
- **Rural situation on outskirts of village**
- **Parking for 2 vehicles**
- **Oil fired central heating**
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ACCOMMODATION

2 bedroom semi detached cottage, set in a rural location, character cottage with exposed beams and solid fuel burner in the lounge. Accommodation briefly comprises of kitchen, lounge, 2 double bedrooms (one very large) and a family bathroom. Oil Central Heating. EPC Rating - E

TERMS

Rent: £450 per calendar month. Deposit: £450. 6 Month Shorthold Tenancy. First months rent and deposit payable in advance. Tenancy Agreement Fee £100 + VAT per applicant (reduced rate of £140 for two applicants). Pets Considered.

SERVICES

Mains electricity, private water, private drainage and oil fired central heating are understood to be connected. None of these services have been tested. Council Tax Band B - Powys County Council.

VIEWINGS

Strictly by appointment only with the selling agents Halls, Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH. Tel No: 01938 555552 Email: welshpool@halls.gb.com

DIRECTIONS

From Welshpool follow the bypass in Newtown direction, at Sarn Bryn Caled Roundabout take the 1st exit onto B4388, sign posted Montgomery & Forden. Follow this road for 3.4 miles, into Montgomery, take the first right after the square, by the Crown Inn onto Back Lane, then turn left onto Kerry Road, stay on Kerry Road for 2.3 miles, turn right onto A489 and follow for 4 miles, through the village of Sarn, take left hand turning up country lane in 0.2 miles turn right onto farm yard and property will be on your left hand side.

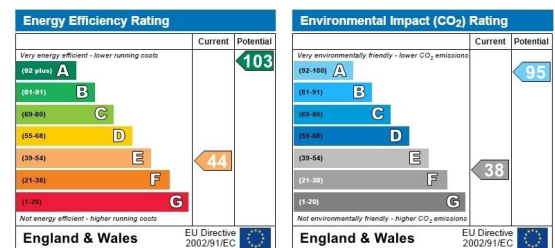
SITUATION

The property is conveniently situated near the popular village of Sarn. Sarn is located in beautiful Mid-Wales countryside with local amenities including Parish Church, Community Centre, Public House and Post Office. The market town of Newtown is some 6 miles away and offers a large range of shopping facilities, along with recreational, educational and social amenities all within the vicinity. Newtown is approximately 12 miles from the market town of Welshpool which also offers shopping, educational and recreational facilities and gives easy access to the larger towns of Shrewsbury and Telford to the South East and Oswestry, Wrexham and Chester to the North.

Property to let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



01938 555 552

Welshpool office:

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