



**TO LET**

£695 Per Calendar Month

## 2 Spoonley Barn, Llansaintffraid, Powys, SY22 6AR

\*\*\*\* CLOSED FOR VIEWINGS \*\*\*\*

Situated in a central village location, this 2 Bedroom Mews Style Cottage comprises Kitchen, Living Room, Rear Hall, En-Suite and Ground Floor Bathroom. There is a patio area to the front of the property and there is 1 allocated parking space.



- Village location
- Mews Style property
- 1 Parking Space
- Patio Area to Front
- Oil-fired Central Heating
- Double Glazed



1 Reception  
Room/s



2 Bedroom/s



1 Bath/ shower  
room/s

### Viewings

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: welshpool@halls.gb.com

### Directions

Postcode for the property is SY22 6AR

What3Words Reference is expert.should.entrusted

### Rental Terms

Rent: £695 per calendar month.  
Deposit: £800.  
Minimum 6 month tenancy.  
First month's rent and deposit payable in advance.  
Pets Considered.

### Services

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

### Agents Notes

N.B. Please note that the external door from the rear hall is not to be used except in case of emergency.

### Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street,  
Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'C'

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01938 555 552

14 Broad Street, Welshpool, Powys, SY21 7SD  
Email: welshpoollettings@halls.gb.com



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