

**11 St. Davids Crescent
Llanfaes
Brecon
Powys
LD3 8DP**

£780 Monthly



- Three Bedroom Semi Detached House
- Two Reception Rooms, Kitchen, Utility Area & Family Bathroom
- Rear Garden & Off Road Parking
- Gas Central Heating
- Council Tax Band E



General Description

A three bedroom semi detached house located in a popular residential area of Brecon town. The property offers accommodation comprising two reception rooms, kitchen, utility area, family bathroom and benefits from a pleasant rear garden and off road parking.

EPC Rating: D55

The Accommodation Comprises:

Ground Floor

Hallway

with tiled floor.

Reception Room 1

with woodblock floor, radiator and bay window.

Reception Room 2

with woodblock floor, radiator and glazed door to rear garden.

Kitchen

with laminate floor, range of cupboard units, stainless steel sink, gas cooker, pantry with shelves, radiator and window.

Rear Hallway/ Utility

with plumbing for washing machine, w.c. and boiler room.

First Floor

Landing

Bedroom 1

Double with fitted carpet, radiator and bay window.

Bedroom 2

Double with fitted carpet, radiator and window.

Bedroom 3

Single with fitted carpet, radiator and window.

Bathroom

with vinyl floor, bath with shower over, w.c., wash hand basin and window.

Services

Mains electricity, water, gas and drainage connected. Central heating provided by gas fired boiler serving radiators.

Council Tax

Band E (£2,443.01 -2023/24)

Deposit

A deposit equivalent to one months rent is payable at the beginning of the tenancy and will be held by the Agents under the Tenancy Deposit Scheme and is repayable on the termination of the tenancy subject to the final inspection of the property and confirmation that all bills have been paid.

Clee Tompkinson & Francis is a member of the a Tenancy Deposit Scheme which is administered by Deposit Protection Service (The DPS), The Pavilions, Bridgewater Road, Bristol, BS99 6AA.

Tel: 0330 303 0030

Web Site: www.depositprotection.com

Holding Deposit

A holding deposit of £100 will be payable to secure a property. Referencing and credit checks must be completed within 15 days of the holding deposit being taken. This will be refunded against the bond on the commencement of the tenancy unless the tenant fails referencing due to misleading information or aborts the let, in which case this will be retained.

Responsibilities

The landlord is responsible for external decoration, insurance of the building and repairs. The tenant is responsible for insurance of contents, payment of council tax, electricity, gas, oil, water and drainage bills as appropriate and keeping the internal decoration in good order.

Viewing

Strictly by appointment please through the agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Brecon Office: 01874 622488.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.