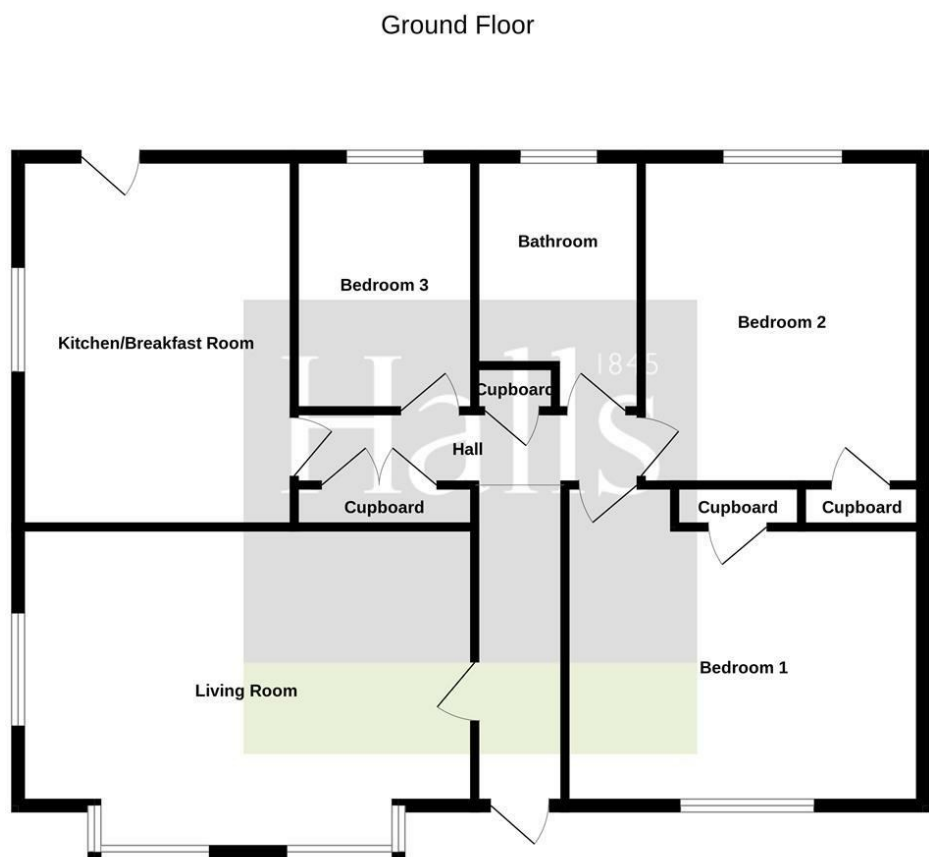


TO LET

6 Court Close, Abermule, Montgomery, SY15 6NU



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2020



TO LET

£795 PCM

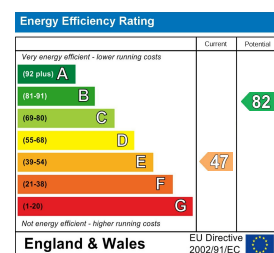
6 Court Close, Abermule, Montgomery, SY15 6NU

A well-presented three-bedroom bungalow situated in a peaceful village location. The property offers spacious accommodation together with a modern kitchen and bathroom facilities. Further benefits include a garage, generous front and rear gardens and ample off-road parking.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

**Welshpool Lettings**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpoollettings@hallsgb.com



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0 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom bungalow in a peaceful village location
- Spacious living room with bay window and log burner
- Modern kitchen/diner ideal for family living
- Two double bedrooms and one single bedroom
- Excellent storage throughout the property
- Garage, front and rear gardens, and off-road parking

**Accommodation**

Entrance hallway, spacious living room with attractive bay window and log burner, kitchen/diner, family bathroom with shower over bath, two double bedrooms, one single bedroom, and excellent storage throughout. Externally, the property benefits from a garage, front and rear gardens, and off-road parking.

**Rental Terms**

Rent: £795 per calendar month.  
 Deposit: £917.  
 Minimum 6 month tenancy.  
 First month's rent and deposit payable in advance.

**Services**

Mains electricity, water and drainage. Electric room heaters.  
 . None of these services have been tested by Halls.

**Local Authority/Tax Band**

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

**Viewings**

Strictly by appointment only with the selling agents:  
 Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

**Directions**

Postcode for the property is SY21 7UW

What3Words Reference is cupboards.snippets.regret