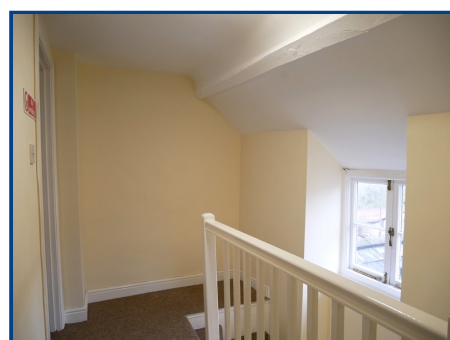


**13 Castle Street
Brecon
Powys
Brecon
LD3 9BU**

£400 Monthly



- Second Floor Flat
- Located Close To The Town Centre
- Kitchenette/Living Area, Bedroom & Shower Room
- Electric Heating
- Council Tax Band A
- Initial 6 Month Fixed Term Contract
- Deposit Required £390

General Description

A self contained second floor flat located close to the town centre. Accommodation provides kitchenette/living Area, bedroom and shower room.

EPC Rating: E41

The accommodation comprises :-

Communal Entrance Hall

with stairs to the first floor.

Entrance Stairwell

Kitchenette (5' 03" Max x 4' 09") or (1.60m Max x 1.45m)

with vinyl flooring, wall cupboard units, stainless steel sink, electric oven with hob and extractor and washer/dryer.

Living space (11' 09" Max x 9' 09") or (3.58m Max x 2.97m)

with fitted carpet, electric panel heater and window.

Bedroom (9' 05" x 8' 07" Max) or (2.87m x 2.62m Max)

with fitted carpet, electric panel heater and window.

Shower Room (6' 02" x 5' 10" Max) or (1.88m x 1.78m Max)

with restricted headroom, fitted carpet, tiled walls, shower cubicle with electric shower, w.c., wash hand basin and towel radiator.

Services

Mains electricity, water and drainage connected. Electric heating.

Council Tax

Band A (£1,426.16 - 2024/25)

Deposit

A deposit of £400 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 is 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 selling 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.