



TO LET

£995 Per Calendar Month

## Spoonley House, Llansantffraid, SY22 6AR

A spacious, detached 4 bedroom family home, which has just been redecorated throughout. The property is situated in a convenient village location.



## Accommodation

Spoonley House is a spacious, detached 4 bedroom family home situated in a convenient village location. The accommodation briefly comprises Utility Room with sink, cupboard space and plumbing for washing machine, Kitchen with ample cupboard, drawer and work surface space, Lounge/Dining Room with exposed beams and feature fireplace, Ground Floor Double Bedroom with built-in cupboards, modern Shower Room and storage cupboard. On the first floor are two Double Bedrooms with built-in wardrobes, a large Single Bedroom with good under eaves storage and the Family Bathroom with further storage. Outside there is a slabbed courtyard area and a small lawn area to the rear.

## Rental Terms

Rent: £995 per calendar month.  
Deposit: £1,145.  
Minimum 6 month tenancy.  
First month's rent and deposit payable in advance.  
Pets Considered.

## Local Authority/Tax Band

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

## Services

Mains water, mains electricity, mains drainage and bio-mass heating are understood to be connected.  
Heating costs are to be paid monthly directly to the Landlord.

## Viewings

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

## Directions

Postcode for the property is SY22 6AR

What3Words Reference is raven.tint.sheets

- Detached Family Home
- Ground Floor Bed & Shower Room
- Village Location
- Adaptable Accommodation
- Courtyard and Lawn

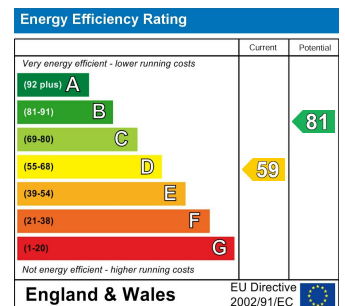
**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual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



01938 555552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.