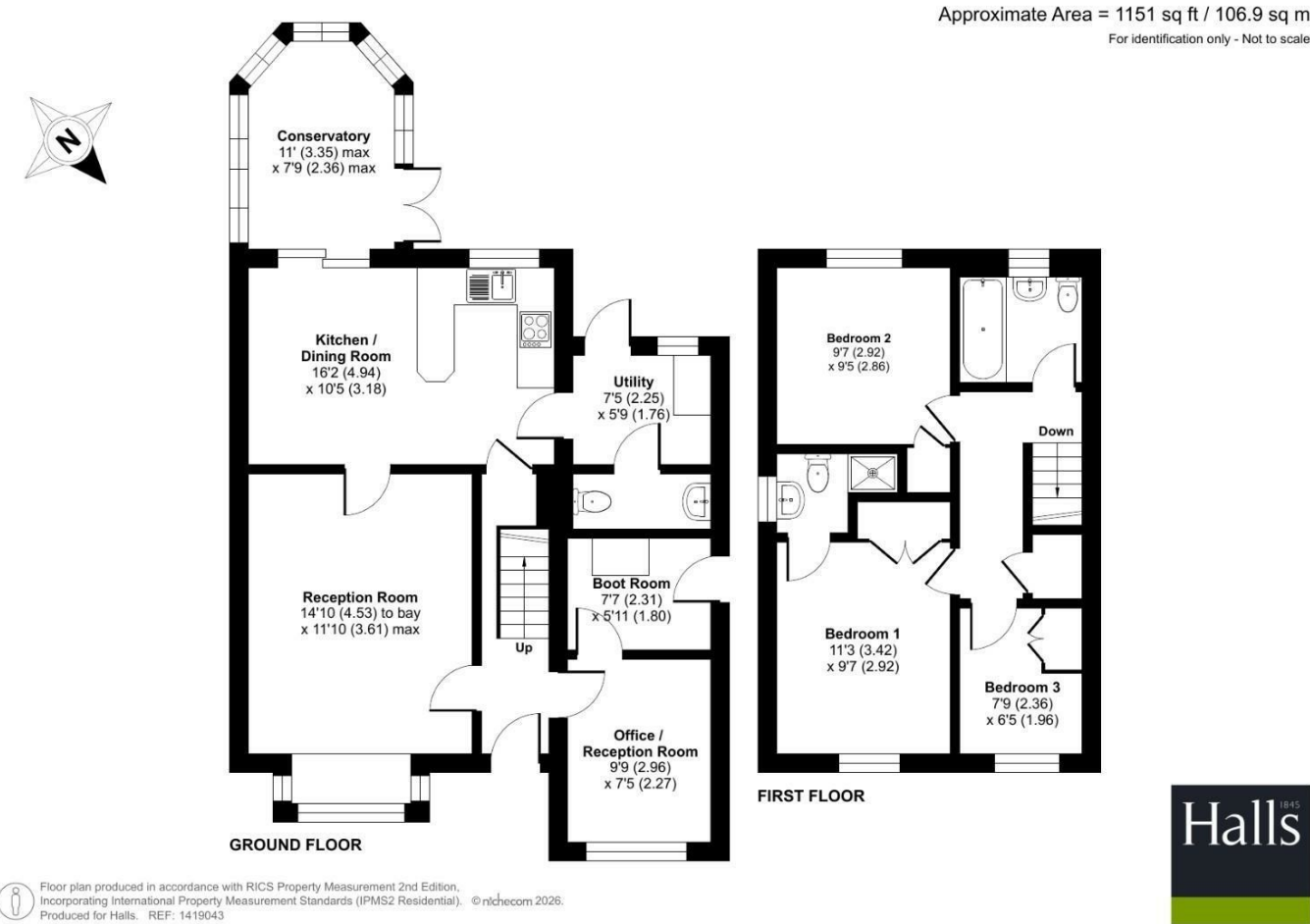


TO LET

12 Heritage Green, Forden, Welshpool, Powys, SY21 8LH



TO LET

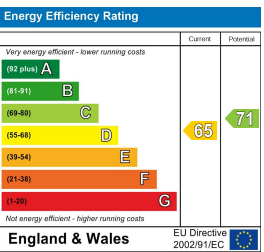
£950 PCM

12 Heritage Green, Forden, Welshpool, Powys, SY21 8LH

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



Situated in the popular village of Forden, this well-presented detached family home offers spacious and versatile living accommodation, ideal for modern family life. Enjoying attractive rural views to the rear, the property benefits from generous lawned gardens, a paved patio area perfect for outdoor entertaining, and off-road parking to the front. The third bedroom is currently fitted as a dressing room with built-in wardrobes and a dressing table, offering flexibility to suit a range of individual requirements. Conveniently located within this sought-after village, the property combines peaceful countryside surroundings with excellent access to nearby amenities and transport links.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



onTheMarket.com



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01938 555552



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached three bedroom family home
- Located in the popular village of Forden
- Useful study/playroom to ground floor
- Kitchen/diner with adjoining conservatory
- Lawned rear gardens with a paved entertaining area and rural views
- No Pets. No Smokers.

Frosted double glazed entrance door leading into

Entrance Hall

Stairs off, wood laminate floor covering, radiator, doors to Lounge and Study/ Playroom.

Lounge

Double glazed box bay window to front elevation, electric feature fire with marble hearth and backing and decorative timber surround, radiator, television point, smoke alarm, glazed door to

Kitchen/ Dining Room

Fitted with a range of wall and base units with laminate work surfaces, electric hob and double oven, extractor canopy, stainless steel sink drainer unit with mixer tap, double glazed window to rear elevation, recess spotlights to Kitchen area, under stairs shelved pantry cupboard and radiator. Dining area has patio doors leading out to the Conservatory.

Conservatory

Wood laminate floor covering, double glazed windows to three elevations and French doors leading out to paved patio entertaining area.

Utility Room

Frosted double glazed stable door leading to rear, radiator, fitted with a range of wall and base units with laminate work surfaces, double glazed window to rear, plumbing and space for washing machine, space for fridge freezer.

W.C.

Wall mounted wash hand basin, low level W.C., heated towel rail, loft access, frosted double glazed window to side elevation.

Study/ Playroom

Double glazed window to front elevation, radiator.

Boot Room

Tiled floor, fitted with a range of wall and base units, frosted double glazed side access door, boiler.

Landing

Loft access, airing cupboard, double glazed window to side elevation.

Bedroom One

Double glazed window to front elevation, radiator, built in double wardrobes.

Ensuite

Walk in electric shower, low level W.C., pedestal wash hand basin, heated towel rail, frosted double glazed window, extractor fan, tiled floor.

Bedroom Two

Double glazed window to rear elevation with views over the surrounding farmland, radiator.

Bedroom Three

Double glazed window to front elevation, built in wardrobe and dressing table.

Bathroom

Bath, pedestal wash hand basin, low level W.C., frosted double glazed window, extractor fan, part tiled walls, tiled floor, heated chrome towel rail.

Externally

To the front, the property has off road parking for two cars, lawned area, entrance canopy, courtesy light and side gate. To the rear is a paved patio seating area, shed, tap, lawn, courtesy light and stocked borders with farmland views.

Services

Mains electricity, water, drainage and oil central heating are connected at the property. 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 'E'

Directions

Postcode for the property is SY21 8LH

What3Words Reference is stores.ambushes.worker

Viewings

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

Rental Terms

Rent: £950 per calendar month.
Deposit: £1096
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.
NO PETS. NO SMOKERS.