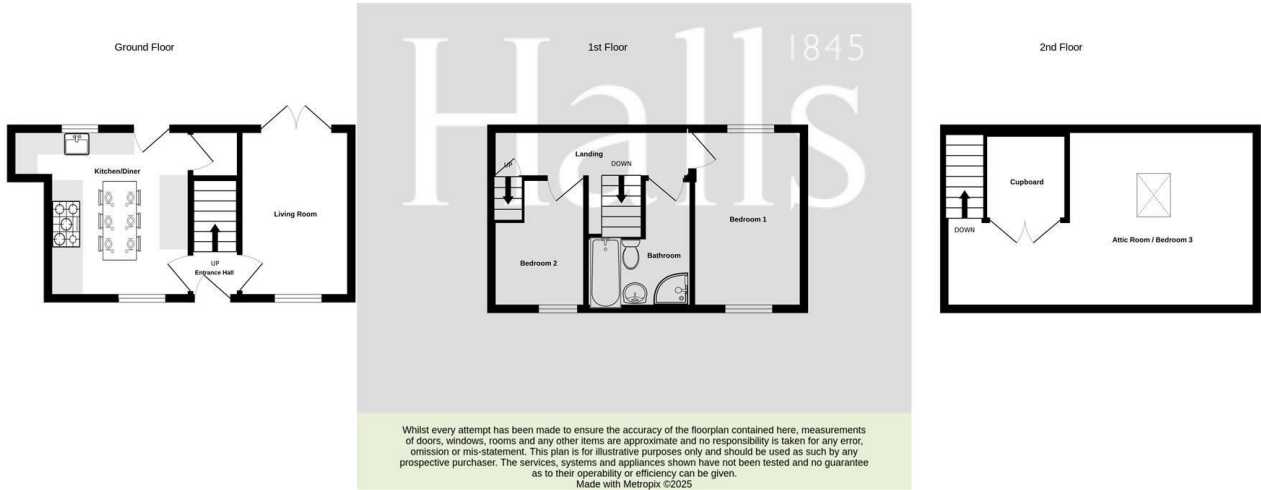


TO LET

35 Mount Street, Welshpool, Powys, SY21 7LW



TO LET

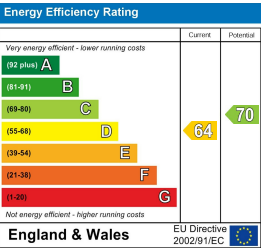
£850 Per Calendar Month

35 Mount Street, Welshpool, Powys, SY21 7LW

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



A beautiful three bedroom, three storey terraced Grade II Listed, half timbered, town house boasting a wealth of character and original features, located within easy walking distance of the town centre and all of the usual amenities.



01938 555552

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Located In Town Centre
- Private Rear Courtyard
- Private Parking For 1 Vehicle
- Character Features
- Mains Gas Central Heating

Rental Terms

Rent: £850 per calendar month.
Deposit: £980.
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 'E'

Services

Mains electricity, water and gas central heating are connected at the property.

Viewings

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

Directions

Postcode for the property is SY21 7LW

What3Words Reference is onlookers.compiler.widen

Accommodation

A beautifully presented, well appointed 3 bedroom property located within easy walking distance of the town centre. The property dates back to circa 1645 and is Grade II Listed, retaining many pleasing period features, such as, exposed timbered ceilings, stud walling and Oak flooring.

Laid out over 4 levels, the property comprises Entrance Hall, farmhouse style Kitchen/Breakfast Room with electric Aga range and gas 6-ring hob, fitted units, integrated fridge, freezer and slimline dishwasher, Belfast sink, dual aspect windows, stairs to Cellar, a generous sized Sitting Room with French doors leading to rear enclosed Courtyard. Stairs lead up to the first floor with 2 double Bedrooms and Family Bathroom with separate bath and shower. Stairs lead to a large second floor attic bedroom.

Outside to the rear is a private enclosed courtyard, partly paved with raised flower beds, providing a private, sunny area to sit out and enjoy al fresco evenings.

Parking is provided for 1 vehicle.