



This 2 Bedroom unfurnished 1st floor apartment close to Barmouth sea front is available for long term rental on an Occupation Contract

The picturesque town of Barmouth enjoys a wide open sandy beach and a pretty harbour which attracts large numbers of holiday makers in the summer months but becomes a sleepy sea side town in the winter months.

Barmouth is a sought after destination for those wishing relocate from the hustle and bustle of the cities in order to enjoy a slower pace of life. However, Barmouth offers excellent road and rail transport to all parts of the country and a wide selection of independent shops and restaurants while also offering local Drs and Dentists surgery.

- **2 double bedrooms**
- **Newly fitted fitted Kitchen**
- **EPC rating E**
- **Spacious south facing Lounge**
- **Newly fitted white bathroom suite**
- **Council Tax band B**

## ACCOMMODATION

### Lounge

Large south facing Lounge with double glazed windows,  
Central heating radiator  
Brand new carpet

### Kitchen/Diner

Spacious Dining Kitchen with double glazed windows to the rear.  
The newly fitted kitchen enjoys a range of modern base and wall units and includes an electric oven and hob & extractor.  
Central heating radiator

### Bedroom 1

Double glazed bay window  
Recently redecorated  
Central heating radiator

### Bedroom 2

Recently redecorated  
Double glazed window  
Central heating radiator

### Bathroom

Newly refitted bathroom with white 3 piece suite including Hand basin, WC & Bath with hand held shower.  
Central heating radiator



## Instructions for applying for this property

1. Return our New Tenant Application Form along with copies of your photo ID, recent Utility bill and Bank Statement. Please provide as much information as possible and include email addresses for your references
2. Inform your references to expect contact from us, where possible this will be by email
3. We will contact you ASAP to inform you if you have been successful or not.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

# Energy performance certificate (EPC)

Flat 1 Richmond Court  
Beach Road  
BARMOUTH  
LL42 1LP

Energy rating

**E**

Valid until: **2 December 2024**

Certificate number: **8399-6276-6529-4506-1243**

Property type: Mid-floor flat

Total floor area: 94 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		