

Monthly Rental Of £565



Located in the popular market town of Machynlleth.

The property has been decorated to a very high standard and is available for short term lets on a monthly basis.

Briefly comprising of the following:

2 Bedrooms - 1 double and 1 with bunk beds

Bathroom with Shower over Bath

Fully equipped Modern fitted kitchen with white goods and breakfast bar

Living room with 2 double sofa's and flat screen TV and free view

WiFi included

This property is available to rent from September 2019 to April 2020

**It is an all-inclusive price of
Rent £450pcm
Utilities £195pcm**



- **Central Location**
- **2 Bedrooms**
- **Free WiFi**
- **Modern fitted kitchen**
- **Modern bathroom with Shower over bath**
- **No Smoking & No pets**

ACCOMMODATION

Convenient location with easy access to shops, buses and train station.

Kitchen/Breakfast Room

Modern fitted kitchen with white goods and breakfast bar



Living Room

A comfortable room with Bay window with street views down to the clock tower

Main Bedroom

Beautifully decorated room with double bed

Twin room

Neutrally decorated room with Bunk beds and modern white furniture



Family Bathroom

With white suite, shower over the bath and heated towel rail.

Electric Heating



Instructions for applying for this property

1. Return our New Tenant Application Form
2. Pay our Admin Fee
 - a. Single Applicant £30
 - b. 2 Applicants £50
 - c. Guarantor £25
 - d. Company Let £99
 - e. £100 commitment payment, this will be refunded to you if you are not offered the property. This is not a fee but forms part of your 1st months rent. On the event of you withdrawing your application this will not be refunded to you
3. Inform your references to expect a call from us
4. We will contact you ASAP to inform you if you have been successful or not.

Bank Details for BACs Payments

Account Name:

Lounge Letting

Sort Code:

20 35 47

Account No:

83035352

Reference

Your Name



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 3
Paris House
Penrallt Street
MACHYNLLETH
SY20 8AJ

Energy rating

E

Valid until:

29 May 2025

Certificate number: **2718-0053-6255-6445-7924**

Property type

Mid-floor flat

Total floor area

63 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

