

Marchnant Cottage, Claerwen Valley, LD6 5HF



A LOCATION

- Marchnant is a former shepherds cottage and is situated south of Dolymynach Reservoir in the Claerwen Valley, approximately 8 miles south west of the market town of Rhayader.
- The house is in an elevated, but sheltered, position at some 1050' above sea level with a south easterly aspect with magnificent views down the Claerwen Valley.
- The house is reached by means of a fairly steep ½ mile long stoned access road.
- The property can be located at Grid Reference **SN904609**.

B TENANCY

- The house is being offered to let initially on a 2 year assured shorthold tenancy although ideally a long term tenant is being sought.
- The Landlords are the **Elan Valley Trust**.
- The rent will be **£550** per calendar month.
- All outgoings will be the responsibility of the tenant. The house is within Council Tax Band **C** (£1,403.62 p.a.).
- The Landlord will be responsible for the basic maintenance and the repair of the property.
- Rent will be payable monthly in advance by standing order.
- A refundable security deposit equivalent to one months rent, will be required.
- Commencement of the tenancy is to be by arrangement but the property is available immediately.
- A draft tenancy can be viewed by arrangement.

C ACCOMMODATION

- The house was fully renovated in 2010 and is in an excellent state of repair.
- The accommodation comprises a kitchen/diner, parlour, downstairs WC, bathroom with WC and three bedrooms.

- The property has a woodburner in the parlour and is also fully centrally heated by an oil fired boiler.
- The house benefits from secondary glazing and is fully insulated. An EPC is available.
- The house sits in its own grounds but no land is available with the property.

D SERVICES

- The house has a private water supply from a borehole and drainage is to a septic tank.
- Power is provided by a generator supported by an inverter and battery backup system : all fully automated.
- Currently there is a BT telephone connection via the Elan Valley Trust but this is subject to negotiation with a possible tenant.

E VIEWING/APPLICATION

- The property may be viewed by arrangement. To arrange a viewing please contact the Elan Estate Office on 01597 810449.
- Applications for a tenancy should be submitted by **Thursday 27th February 2020** and should include the following details :-
 - Applicants name, age and present address
 - Details of Applicants family
 - Occupation of Applicant
 - Written references from two people who can vouch for the Applicants suitability as a Tenant. If presently in rented accommodation then a further reference should be from the Applicants present Landlord.
 - Any other information which the Applicant considers relevant in support of their application for the tenancy.



Alec Baker
LAND AGENT,
 ELAN VALLEY TRUST

