

TO LET

1 The Brades, Chirbury Road, Montgomery, Powys, SY15 6QW



TO LET

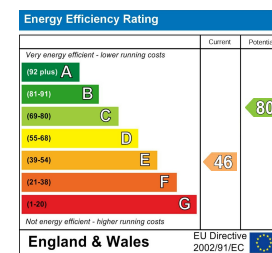
£ 950 per calendar month

1 The Brades, Chirbury Road, Montgomery, Powys, SY15 6QW

**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



1 The Brades is an attractive semi-detached town house situated conveniently just a few minutes walk from the town centre. It offers spacious 3 bedroom accommodation including sitting room, living room, kitchen/diner, sun room and bathroom. Outside are gardens to front and back with off road parking at the rear.



01588 638755

**Bishops Castle Lettings**  
33B Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: [bishopscastle@halls.gb.com](mailto:bishopscastle@halls.gb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Period town house
- 3 bedrooms, bathroom
- 2 receptions, kitchen/diner
- Sun room, hallway
- Spacious front and rear gardens
- Single garage & parking space
- Available on a standard Occupational Contract

**GENERAL REMARKS**

1 The Brades is an attractive semi-detached town house situated conveniently just a few minutes walk from the town centre. It offers spacious 3 bedroom accommodation including sitting room, living room, kitchen/diner, sun room and bathroom.

**ACCOMMODATION**

**ENTRANCE HALL**

**LIVING ROOM**

With large bay window, recently fitted carpet and radiator.

**SITITNG ROOM**

With window to the front, newly fitted carpet and radiator.

**KITCHEN/DINER**

With tiled floor, sink unit, a range of wall and base cupboards, radiator and plumbing for a washing machine.

**SUN ROOM**

With a double glazed door to the garden.

**BATHROOM**

With white suite of bath with electric shower over, WC and wash basin, tile effect floor, mirror fronted wall cabinet and part wall tiling.

**BEDROOM 1**

With fitted carpet, radiator and window to the front.

**BEDROOM 2**

With fitted carpet, radiator and window to the front.

**BEDROOM 3**

With fitted carpet, radiator and window to the rear garden.

**OUTSIDE**

To the front is a lawned garden with pedestrian gate and path to the front door. Around the side, a path leads to the larger enclosed lawned garden with gate to the single garage and parking space. This is approached by a right of way off Chirbury Road.

**SERVICES**

Mains water, electricity and drainage. Oil central heating.

**OUTGOINGS**

Powys Council Band D. All services consumed and council tax, will be paid by the tenant.

**TERMS**

Available on a minimum six month occupational contract and thereafter month to month. The first month's rent and 5 weeks rent will be payable at the commencement with the deposit held in a protection scheme.

**DIRECTIONS**

From Montgomery centre proceed down Princes Street and turn right onto Chirbury Road. After 500 metres, the property is found set back on the left.

**VIEWING**

Strictly through the Selling Agents: Halls, 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588 638755.