

Richardson

LETTINGS SPECIALISTS

Walk Farm Cottages,
Casterton Lane
Pickworth PE9 4DR

TO LET

£750 pcmx



- Semi Detached Cottage
- Shaker Style Kitchen
- Oil Central Heating
- No Pets
- 2 Bedrooms and Modern Bathroom
- Double Glazing
- Off Street Parking
- Energy Rating: D



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 758000

LOCATION

The property is located in a rural setting between Pickworth and Great Casterton.

DESCRIPTION

Delightful semi-detached 2 bedroom cottage which was fully refurbished in 2011. Modern kitchen and bathroom, oil fired central heating and double glazing throughout. Off road parking and gardens to front and rear.

KITCHEN DINER 5.06m(16'7") x 2.14m(7'0")

Back door access to kitchen diner. Cream wall and base units with built-in oven, hob and fridge. Extractor hood. Single sink unit. Ceramic tile floor. Two windows overlooking rear garden. Spotlights. Double panel radiator. Freestanding Worcester combi-boiler.

LOUNGE 5.05m(16'7") max x 3.34m(11'0")

Wooden flooring, freestanding wood burning stove. Window to front. Front door. Stairs to first floor. Understairs cupboard with plumbing for washing machine. Double panel radiator.

BEDROOM 1 5.05m(16'7") x 2.45m(8'0") max

Double bedroom with over stairs storage. 2 windows to front. 2 radiators. TV point. Fitted carpet.

BEDROOM 2 2.84m(9'4") x 2.13m(7'0")

Window to rear. TV point. Half height radiator. Fitted carpet.

BATHROOM 3.01m(9'11") x 2.08m(6'10")

Modern 4 piece white suite comprising bath, WC, inset wash hand basin with storage under and separate shower cubicle. Heated ladder towel rail, ceramic tile floor and tiled splashbacks. Window to rear. Extractor fan. Low voltage spotlights.

OUTSIDE

The property has front and rear gardens, mainly laid to lawn, patio area, garden shed and gravel off street parking area.

COUNCIL TAX

We understand from the Valuation Office Agency Website that the property has a Council Tax Band B.

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

One and a half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

HOME LET REFERENCING FEE

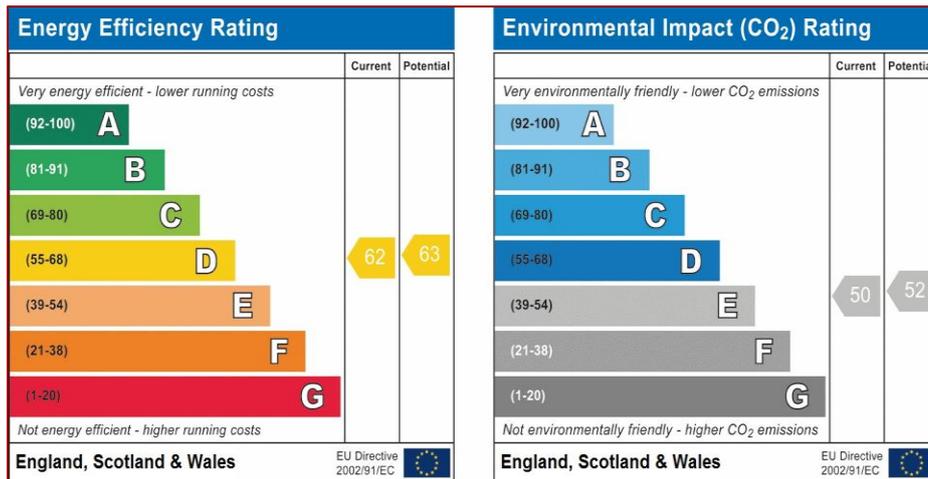
If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the administration costs of £30.00. THIS FEE IS NON-REFUNDABLE. Please make your cheques payable to Richardson or pay by cash.

ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £180 (£150 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

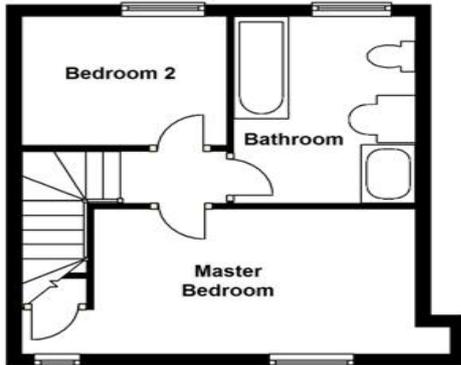
VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.

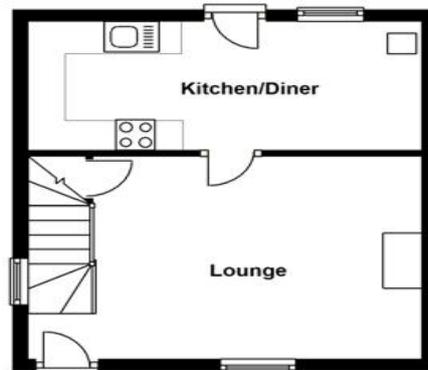




First Floor



Ground Floor



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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 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 no delay in agreeing a sale.