

Richardson

LETTINGS SPECIALISTS

Wood Farm
High Street, Collyweston, PE9 3PW

TO LET

£1,595 pcmx



- Traditional Stone Former Farmhouse
- Large Gravel Parking Area
- Modern Kitchen Diner
- 4 bedrooms
- Sought After Village Location
- Patio and Gardens



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 758000

LOCATION

Collyweston is a popular and picturesque village situated approximately three miles south-west of the historic market town of Stamford. Collyweston offers a range of facilities including a public house, church, village hall, playing field and community shop. The area offers an excellent choice of preparatory, state and public schools including the renowned Stamford Endowed Schools. Collyweston offers excellent access to road networks, with the village situated along the A43 Stamford/Kettering road, approximately 2.5 miles west of the A1 trunk road. The road networks provide good access to the nearby towns of Stamford, Peterborough, Kettering, Uppingham and Grantham. Intercity train services are available from Peterborough and Kettering, plus a railway station in Stamford for local and cross country routes.

DESCRIPTION

Traditional stone former farm house under a Collyweston slate roof, occupying a prominent position on Collyweston High Street. The property comprises a modern kitchen, sitting room, dining room, family room, utility, WC, 4 bedrooms, shower room and family bathroom. The house benefits from gas central heating and retains many original features. To the outside there is a gravelled driveway, patio and garden.

ACCOMMODATION 13' 11" x 10' 10" (4.24m x 3.29m)

Rear storm porch with a half-glazed wooden door giving access to reception area. The reception area features a tiled floor with underfloor heating, a double glazed window to the side elevation, under stairs storage cupboard and an under stairs WC which includes a toilet and wash hand basin. Door off to

SITTING ROOM 20' 2" x 13' 2" (6.14m x 4.01m)

Features include a wooden floor with underfloor heating, feature fireplace with fitted stove, beamed ceiling, roof light and french doors giving access to rear patio area.

DINING ROOM 14' 1" x 9' 4" (4.30m x 2.84m)

Steps and a doorway off the reception area lead to the dining room. Wooden boarded floor, feature inglenook fireplace, archway, fitted cupboards, double panel radiator and window to front elevation.

FAMILY ROOM 14' 2" x 10' 11" (4.33m x 3.32m)

Steps and a doorway off the reception area leads to the Family Room. Feature fireplace with fitted stove, fitted cupboards, two single panel radiators and window to front elevation.

KITCHEN DINER 18' 11" x 13' 11" (5.76m x 4.24m)

Steps and a doorway off the reception area lead to the Kitchen Diner. Ceramic tiled floor with underfloor heating, feature fireplace with fitted stove, double glazed windows to rear and side elevation, breakfast bar with a granite worktop, ceramic double bowl Belfast sink with chrome taps, dishwasher, Smeg oven and grill, gas four ring hob, range of base and eye level units, Samsung fridge freezer, exposed brickwork feature wall. Doorway off the kitchen diner into

UTILITY ROOM 15' 9" x 7' 11" (4.80m x 2.41m)

Steps down to washer and dryer, Baxi gas boiler.

LANDING

Stairs off the reception area lead to the landing on the first floor.

BEDROOM ONE 13' 11" x 11' 9" (4.25m x 3.57m)

Double Bedroom with stripped pine wooden door, double glazed windows to rear and side elevation, single panel radiator and feature fire place.

BEDROOM TWO 14' 1" x 11' 3" (4.29m x 3.43m)

Double bedroom featuring a pine stripped wooden door, double panel radiator, window to front elevation.

BEDROOM THREE 14' 4" x 7' 9" (4.37m x 2.36m)

Single Bedroom with pine stripped wooden door, window to front elevation with secondary glazing panels and a double panel radiator.

FAMILY BATHROOM 6' 0" x 10' 10" (1.83m x 3.31m)

WC, sink, bath chrome towel rail, pine stripped wooden door, double glazed window to rear elevation.

BEDROOM FOUR 7' 8" x 8' 2" (2.34m x 2.50m)

Single bedroom with double glazed window to rear elevation, single panel radiator and pine stripped wooden door.

SHOWER ROOM 7' 7" x 4' 3" (2.32m x 1.30m)

Shower room featuring a sink, WC, shower cubicle, tiled floor and stripped pine door.

EXTERNAL DETAILS

Patio area and garden to rear. Large gravel driveway providing off-street parking.

COUNCIL TAX

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

SERVICES

Mains water, gas, electricity and sewerage are connected.

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 reference fee of £30 per applicant. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

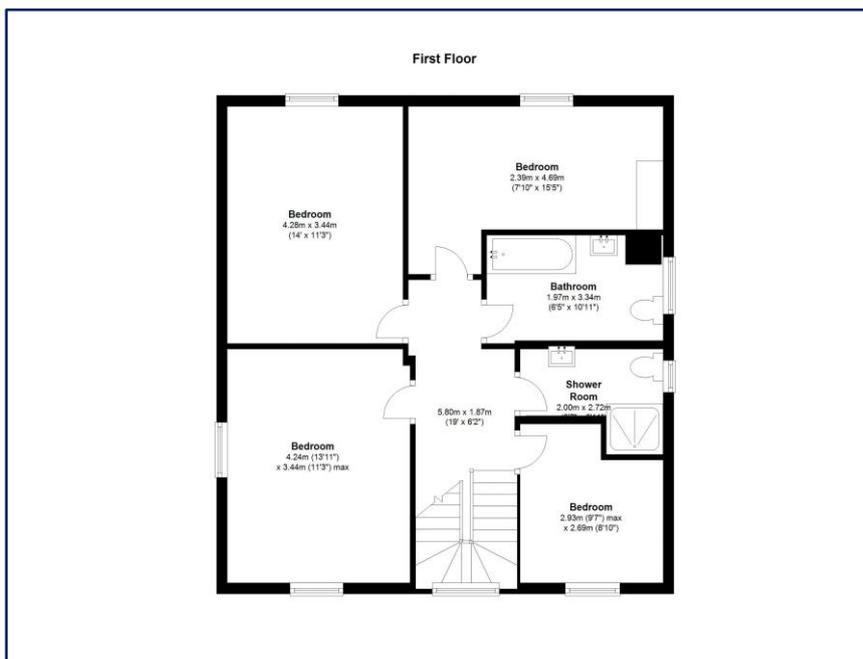
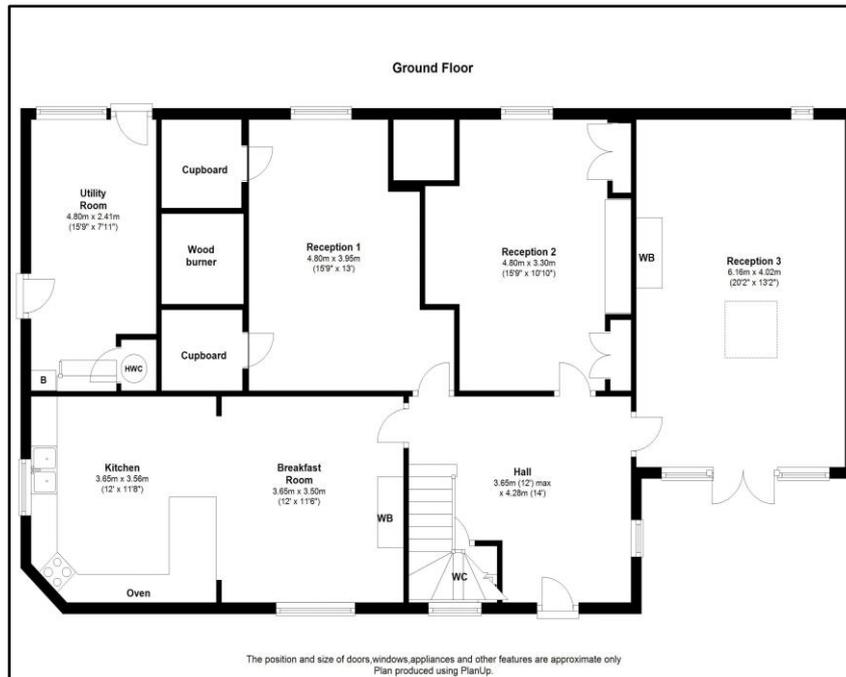
ADMINISTRATION CHARGE

If your application for a property is successful an Administration Charge of £240 (£200 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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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 no delay in agreeing a sale.