

Richardson

15 High Street
Collyweston
Stamford PE9 3PW

LETTINGS SPECIALISTS

TO LET

£695 PCMX



- Pretty 2 Bedroom Cottage
- 2 Reception Rooms
- Gas Central Heating
- Courtyard Garden
- Original Features, Low Beams
- Newly Decorated and Carpeted
- Council Tax: Band C
- EPC: D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Collyweston is a picturesque village of mainly stone built properties on the side of the River Welland valley. The village is a popular residential area with a recently opened community shop, public house, and church. The village straddles the A43 Stamford/Kettering road, approximately 2 to 3 miles to the A1 and A47 trunk roads, giving good access to the nearby towns of Stamford, Peterborough, Kettering, Uppingham and Grantham. Intercity train services are available from Peterborough, approx 50 minutes to London Kings Cross, and the station at Stamford for local and cross country routes.

DESCRIPTION

Gwydir Cottage is a beautifully quaint semi-detached stone cottage under a Collyweston slate roof. Ideally suiting a single person or couple, the property comprises downstairs of kitchen, dining room, living room, walk-in pantry, lobby and shower room. On the first floor are 2 double bedrooms and a wc. There is a low maintenance garden to the front with a private cottage courtyard to the rear. There is a small shed, parking is on street.

The property has been redecorated throughout and will be re-carpeted throughout in a neutral shade.

REAR LOBBY 7 x 3 (2.13m x 0.91m)

With doors off to shower room and kitchen.

SHOWER ROOM 7 x 5'4 (2.13m x 1.63m)

Fully tiled, tiled floor, with walk-in shower, wash hand basin and wc.

KITCHEN 7 x 11'9 (2.13m x 3.58m)

With integrated oven and hob. Fully tiled, radiator, window to rear.

PANTRY 7 x 3'6 (2.13m x 1.07m)

Walk-in pantry with shelving.

DINING ROOM 10'5 x 11'1 (3.18m x 3.38m)

Low beams, fireplace, (for ornamental purposes only) and cupboards to either side, radiator, freshly decorated and new carpet. Window to front.

LIVING ROOM 14 x 13'1 (4.27m x 3.99m)

Low beams, fireplace (for ornamental purposes only), wall lights. Freshly decorated and newly carpeted.

INNER HALLWAY

With passageway to front door and stairs off to :

FIRST FLOOR

BEDROOM 1 8'1 x 10'8 (2.46m x 3.25m)

Freshly painted and newly carpeted, radiator and window to front.

BEDROOM 2 9'5 x 8 (2.87m x 2.44m)

Freshly decorated, newly carpeted, radiator, window to front. Storage cupboard.

ENSUITE WC 3'11 x 5'4 (1.19m x 1.63m)

With wash hand basin, wc and vanity cupboard.

OUTSIDE

There is a small, low-maintenance garden to the front of the property. To the rear is an established private courtyard garden. There is also a brick built shed.

COUNCIL TAX

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

SERVICES

Mains water, electricity, gas and sewage are connected.

RENT

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

DEPOSIT

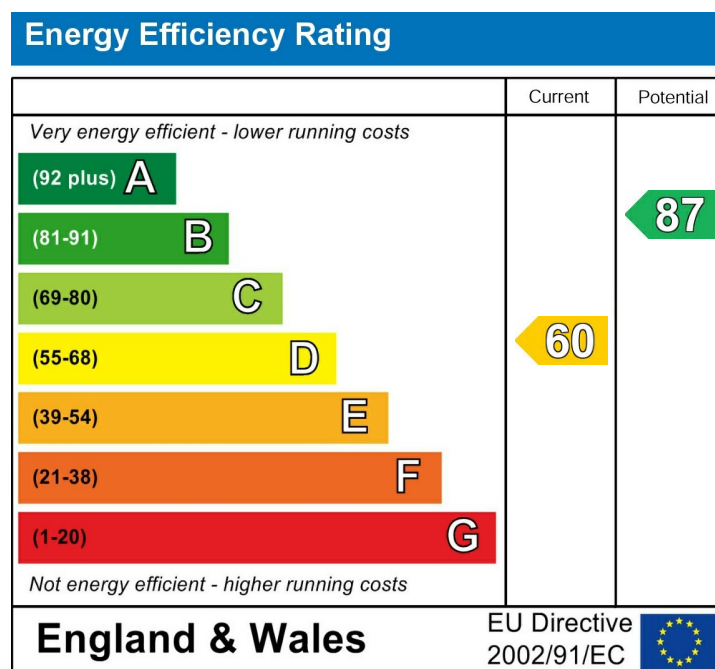
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

TENURE

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

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000. Due to the current pandemic this will be by virtual tour in the first instance. Physical viewings will be available for proceedable clients.





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