



Farriers Place The Stables, Wiseton Hall, Wiseton, Doncaster, DN10 5AE

**£950 Per Month**

What an immaculate character cottage enjoying a courtyard setting in a delightful rural setting. The property is modern throughout and if you enjoy peace and quiet then viewing is highly recommended. Neighbouring village Bawtry is perfect for access to some fantastic amenities and attractions, including historic places. There are also links to Motorway and bus routes from Bawtry. Please note there is a separate monthly payment for service charges, ask for further information.



### Reception Lobby

Enter the property from the front external door.

### Cloakroom/Utility area 5'10" x 5'6" (1.8 x 1.7)



Offering a W.C, and an inset stainless steel sink with cupboards beneath.

### Lounge 11'5" x 15'8" (3.5 x 4.8)



A lovely spacious room with under stairs storage cupboard, picture window and radiator, finished in neutral decoration.

### Kitchen 11'5" x 11'5" (3.5 x 3.5)



This modern presented kitchen benefits from a good range of base and wall units, integrated electric hob with extractor hood and electric oven to one side. Radiator and tiled floor.

### First Floor Landing



This landing space has spindle banister rail with radiator. Exposed ceiling truss offering this area lots of character.

### Bedroom One 8'10" x 13'5" (2.7 x 4.1)



A large double room with radiator and the exposed ceiling truss and beam, wow what a lovely room.

### Bedroom Two 9'6" x 8'10" (2.9 x 2.7)



A second double room with the wooden beams exposed, neutrally decorated and flooring.

## Bathroom 8'10" x 9'6" (2.7 x 2.9)



Comprising of a white suite including bath with mixer tap shower and screen, pedestal wash hand basin and W.C. To finish off is ceramic tiled walls and floor and heated towel rail.

### External

The property enjoys a courtyard setting with ample informal parking.

### Tenancy Information

Rent: £950.00

Bond: £1096.00

Holding Deposit: £219.00

Service Charge: Biomass £130.00 per month

EPC Rating: E

Council Tax Band: TBC

Property Type: Cottage

Tenure: Freehold

Parking Type: Off Street Parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Biomass

Water Supply: Mains

Sewage: Mains

Gas Type:

Electricity Supply:

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

Area Map



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