Richardson

LETTINGS SPECIALISTS

3 Cobblestone Yard,
Stamford, PE9 2RD

TO LET £1,395 PCM

- Town Centre Barn Conversion
- Underfloor Heating
- 2 Double Beds/1 Bath
- Fitted To A High Standard
- Living/Kitchen/Dining
- Gas Central Heating
- Private Courtyard Garden
- Energy Rating: C

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

RICS www.richardsonestateagents.co.uk **01780 758000**

Richardson

LOCATION
Stamford is an attractive town of predominately limestone properties nestled in the Welland Valley. The town offers excellent facilities and is within easy access of the A1 trunk road with connection to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

Cobblestone Yard was renovated in 2016 and offers a secure, private development located on the picturesque Bath Row. No 3 has views down to the River Welland and across the Town Meadows. The shops and Town Centre are a short walking distance from Cobblestone Yard whilst Bath Row currently offers free short stay and overnight car parking.

DESCRIPTION
The property comprises a barn conversion finished to a high standard. Cobblestone Yard has a secure, gated access offering excellent security. Gas fired central heating with underfloor heating to ground floor and radiators to bedrooms.

GROUND FLOOR
Front entrance door to modern, open plan living/kitchen/dining area and utility room. Chrome bezelled down-lighting throughout and Porcelanosa Rodano Acero ceramic tiled floor.

LIVING/KITCHEN/DINING
Open plan living, dining and kitchen with contemporary Planar grey kitchen units with breakfast bar island unit and pine effect worktop. Integrated dishwasher, fridge, and stainless steel electric oven, gas hob and extractor. Understairs cupboard, doors to utility and courtyard garden and stairs off to first floor.

UTILITY ROOM
With matching unit and worktop to kitchen, stainless steel sink and window to rear. Ideal Logic combi gas boiler. Space and plumbing for 2 appliances.

FIRST FLOOR
Oak floor to landing and bedrooms.

BEDROOM 1
A large Double size bedroom with window to front elevation and full height vaulted ceiling with exposed, original oak beams.

BEDROOM 2
Double size with window to front elevation and full height vaulted ceiling with exposed, original oak beams.

BATHROOM
Fitted to a high standard with 1200 x 900 low rise shower tray with glass surround and kubix chrome thermostatic shower. Concealed cistern with wall hung WC and semi recessed wash hand basin with chrome mixer tap. Rodez bath with Abode chrome monobloc mixer tap. Anthracite towel rail. Porcelanosa Rodano Acero ceramic tiled floor.

EXTERNAL
Private Patio laid with stone paving.

SERVICES
Mains water, electricity, gas and sewerage are connected. BT Infinity Broadband available in area with reported download speeds of 71Mb.

TENURE
The property is available on an Assured periodic tenancy.

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

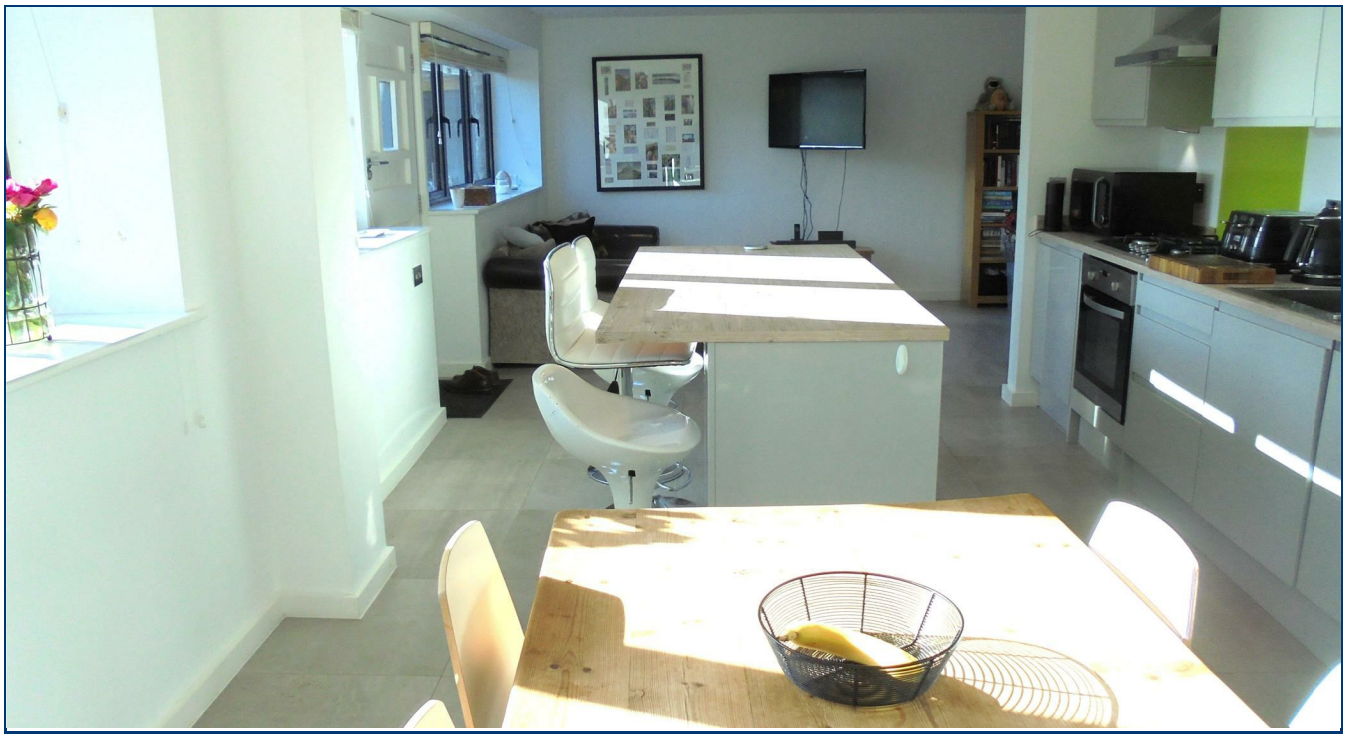
RENT
The rent is payable monthly in advance, by standing order.

Richardson

DEPOSIT
Five weeks' rent payable in advance.

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

BROADBAND/MOBILE
According to the Ofcom Checker Broadband availability is Standard, Superfast and Ultrafast and mobile availability is likely via 02 and limited via EE, Three and Vodafone.



Richardson

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

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.