



Brinkley Hall Farm Fiskerton Road, Brinkley, NG25 0TP

£1,250 Per Calendar Month

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Brinkley Hall Farm Fiskerton Road, Brinkley, Southwell, NG25 0TP

- Barn conversion
- Two bedrooms
- Double glazing
- Garden
- Open views
- Gas central heating
- Wood burner
- Parking for two cars

This delightful two bedroom well presented barn conversion has a good sized garden with open views to the rear. Conveniently situated close to amenities in Southwell, viewing is essential.

£1,250 Per Calendar Month



Overview

**Please note the photographs are a compilation of recent and historic ones.
The property comprises -

Front Entrance Lobby

With built in storage, wooden floor, radiator and oak doors leading off.

Cloakroom

Having a white suite, tiled floor and storage cupboard housing the combi boiler.

Lounge Area

With wooden flooring, oak patio doors leading to the rear garden, radiator, wooden burner with a stone hearth and brick and oak surround.



Dining Kitchen Area

Having a range of wall in base units including an integrated fridge freezer, dishwasher, electric oven, ceramic hob, and extractor hood. Tall radiator, ceramic sink, tiled floor and oak double glazed window with open views.

Rear Lobby/Utility Area

With a built in washing machine and tumble dryer, tiled floor, tall radiator and oak door leading to the rear garden.

Shower Room

With a modern white suite incorporating a waterfall shower and vanity unit. Tiled floor, radiator and oak double glazed window,

Bedroom 1

With grey carpet, radiator and oak double glazed window.

Bedroom 2

Also with grey carpet, radiator and UPVC double glazed window.

Outside

Lawned garden with a shed and open views to the rear. Two parking spaces to the front (in a carpark adjacent to the development).

Material Information

RESTRICTIONS - Due to the nature of the development it is not ideal for very small children.

DEPOSIT - £1440.00 You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - The Landlord will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - TBC







WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band C - Newark & Sherwood District Council.

FLOOD RISK - Very low.

BROADBAND AVAILABILITY -
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL / COVERAGE -
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

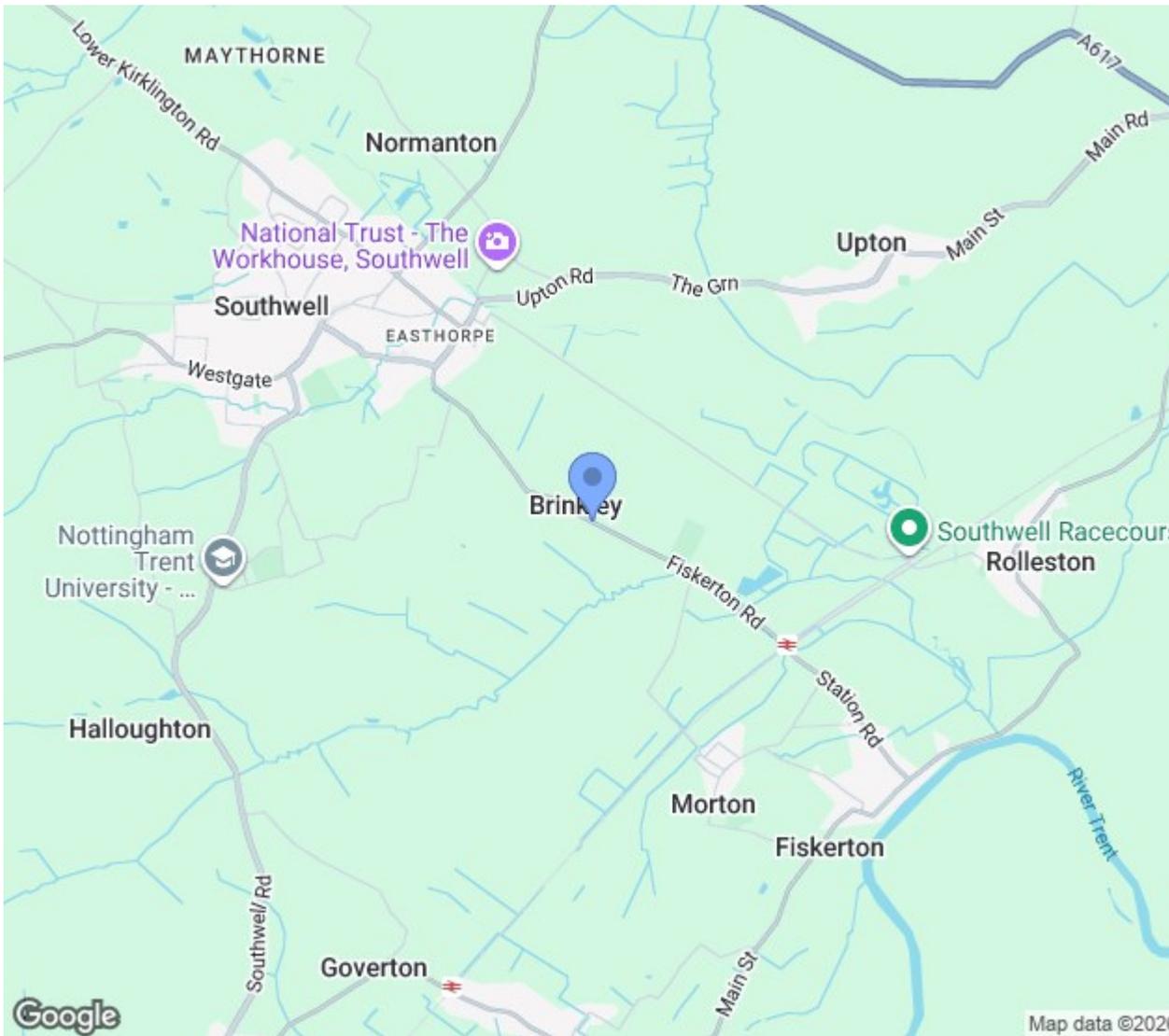
ELECTRIC CAR CHARGER POINT - not available.

ACCESS AND SAFETY INFORMATION - The rear garden is flat. The carparking area is adjacent to the development, not directly in front of the cottage and involves some steps.

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please contact us on
0115 953 6644 or
lettings@marriotts.net
should you wish to arrange
to view this property
or if you require any
further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of a tenancy agreement. Measurements are approximate.
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