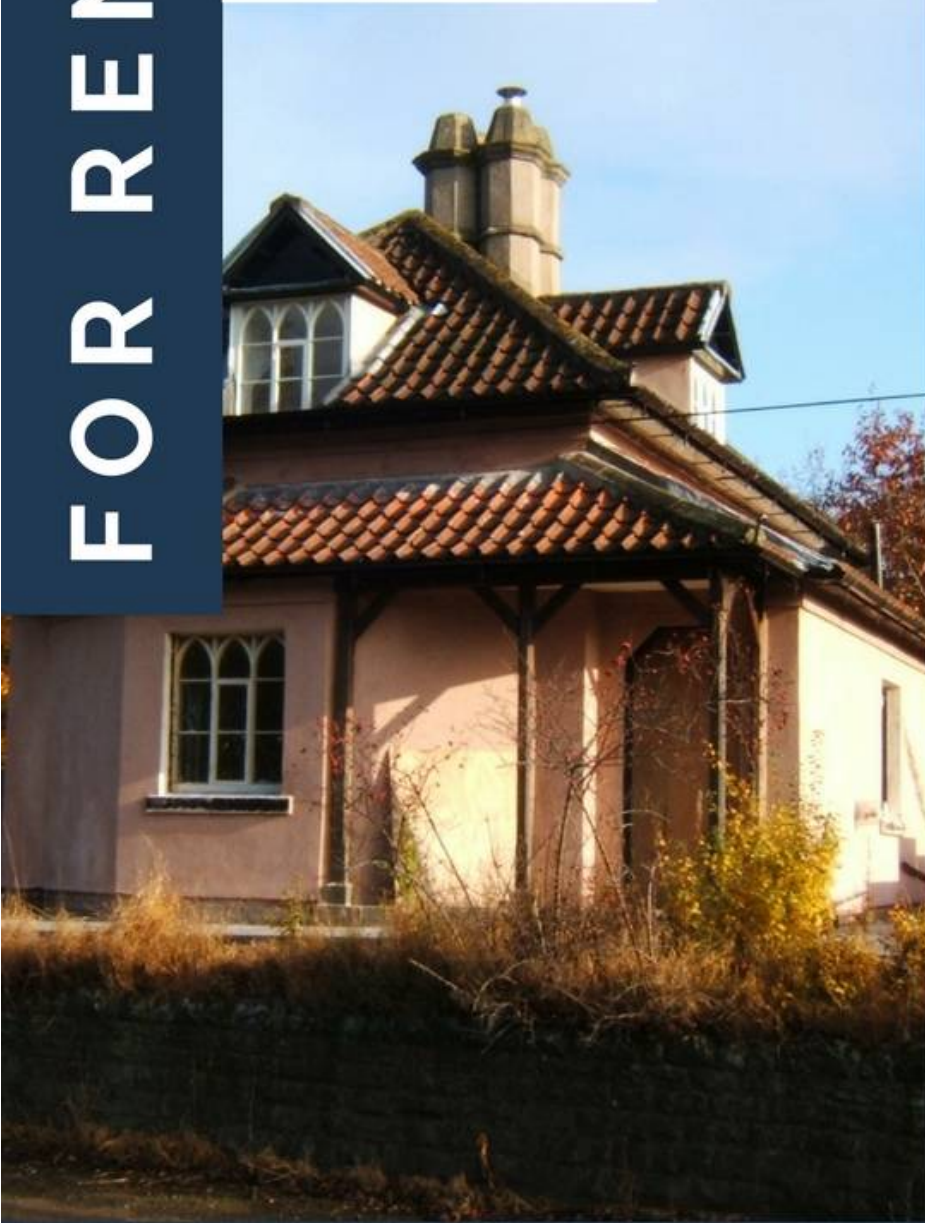


FOR RENT



PIERREPOINT

Thoresby



DETAILS

DOUBLE BEDROOM
VILLAGE LOCATION
RECENT UPDATE



TO LET

WOODEND COTTAGE, 25 MAIN ROAD, BUDBY NG22 9EX



This large one bedroom cottage has been totally refurbished in the last few years. Completely refurbished to a high standard the property is approached from a communal but private drive. The views to the rear stretch across the whole of the Estate. The property comprises double bedroom, bathrooms, fitted kitchen, Open Plan Lounge/Diner. The property has a lot of the original features remaining including reclaimed pine doors. There are mature gardens to all sides.

The Property Comprises:-

Ground Floor

Front Entrance

Lobby

Door leading to

Open Plan Lounge/Diner

With bay window to front and original fireplace. Radiator.
Large under stairs cupboard

Door leading to:



Kitchen

Sink Unit, base units, with tiled, smoke alarm.

Rear Door leading to Garden

Door leading to stairs



Bedroom

Double bedroom with window to front and radiator.

Cupboard



Bathroom

White three piece suite with shower over bath.

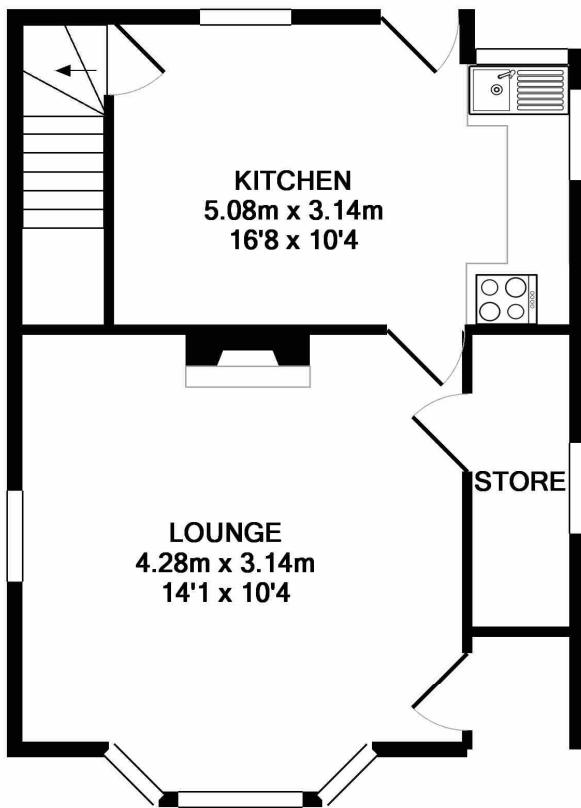
Low energy LED lighting and radiator.



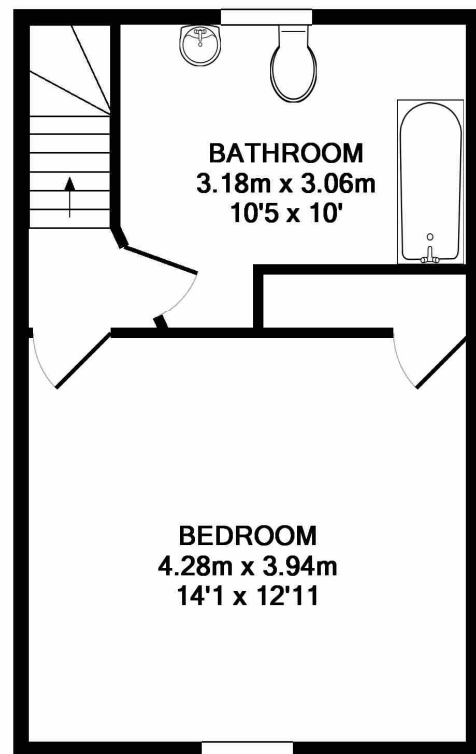
Outside

The gardens are a mixture of raised beds. Accessed via a communal driveway to the rear where allocated parking is available.





GROUND FLOOR



1ST FLOOR

25 MAIN ROAD
Made with Metropix ©2017

Services

Water

Water is on Thoresby Estate's bulk meter and is charged on a six monthly in advance basis. Currently this is £94.50 p.a.

Sewerage

The property is serviced by Septic Tank which is emptied regularly. A charge of £110 p.a. (payable every six months) is made by the Estate for this servicing and maintenance.

Electricity

Current supplier will be notified on occupation, but you are free to switch

Council Tax Band : B, annual tax payable circa. £1,400 (2017)
Newark & Sherwood District Council

Rent **£595** per calendar month – for a 12 month tenancy.

Bond - There will be a bond payable of: £895.

Admin/Legal Fees payable by prospective tenant: Approx. £210 inc VAT – non refundable.

All Enquiries to:

The Estate Office, Thoresby Park
Newark. NG22 9EF
Tel: 01623 822301

Email: estateoffice@thoresby.com