



12 Well Cross
Edith Weston, LE15 8HG

£895 PCM

Richardson

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UNDER-APPLICATION Double-fronted detached Grade II Listed stone cottage with predominately tiled roof offers spacious accommodation over 2 floors with oil fired central heating, comprises of a living room with inglenook fireplace, dining room with further fireplace, a cellar, kitchen and bathroom. To the first floor there are 2 double bedrooms both with built in cupboard/wardrobes. Externally there is a very good size rear garden.

LOCATION

The property is located in the popular village of Edith Weston to the south of Rutland Water, approximately 5 miles to the south east of Oakham and 5 miles to the south west of the A1 and Stamford. The extensive leisure facilities of Rutland Water are within the village, including Rutland Sailing Club, cycling and fishing opportunities. The village itself has a wide range of facilities including public house/restaurant, village shop with post office, parish church, village hall, primary school and fibre optic broadband.

DESCRIPTION

In brief the accommodation comprises of a living room with Inglenook fireplace, dining room with further fireplace, a cellar, kitchen and bathroom. To the first floor there are 2 double bedrooms both with built in cupboard/wardrobes.

Externally there is a very good size rear garden.

ACCOMMODATION

Canopy porchway with glass panel door through to

LIVING ROOM

14'5" x 13'1" (4.39 x 3.99 (4.4 x 4.0))

Deep sill multi panel window to the front, feature Inglenook fireplace (not to be used) with flagged hearth, beam and seat to the side of the fire, further beam to ceiling, radiator, built in shelf cupboard, open dressed stone walling. New Carpet

CELLAR

9'1" x 11'6" overall (2.77 x 3.51 (2.76 x 3.50) overall)

Access by brick edged steps with window over.

DINING ROOM

11'3" x 13'5" (3.43 x 4.09)

Deep sill panelled window to the front, feature open fireplace (not to be used) with stone surround, beamed ceiling, radiator, doorway through to inner hall. New Carpet.

KITCHEN

9'10" x 8'10" (3.00 x 2.69)

Fitted with a range of base and eye level timber storage units and drawers, timber block work surface area between, butler sink unit, mixer taps, space for extractor hood, plumbing and space for automatic washing machine, stable door giving access to the outside, window to the rear, radiator.

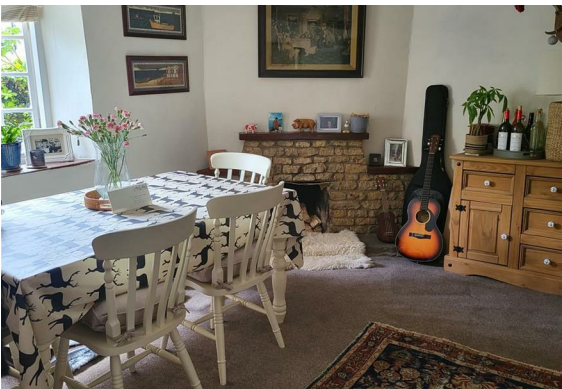
BATHROOM

8'13" x 6'3" (2.69 x 1.91)

Fitted with a 3-piece suite, panel bath and mixer taps above, pedestal hand basin, wc, window to both side and rear, radiator, fan heater.

INNER HALL

Built in storage cupboard, radiator and staircase leading off to the first floor.





FIRST FLOOR LANDING

Doors off through to

BEDROOM 1

15'4" x 11'5" (4.67 x 3.48)

Deep sill multi-panelled to the front, radiator, built in double wardrobe as well as airing cupboard and good height to ceiling.

BEDROOM 2

14'7" x 10'11" (4.45 x 3.33)

Deep silled multi-panelled window to the front, radiator, built in wardrobe, good height to ceiling.

EXTERNAL DETAILS

The property is set back from Well Cross with copper beech hedging with pathway to the front door and side access passing through the gate to the rear garden. Very good size garden with patio areas leading onto lawns and well stocked beds and borders and raised bed. Trestle divider to a further area with shed, oil tank. Brick built boiler house with oiled fired boiler providing domestic hot water and central heating system.

VIEWING

Strictly by appointment through Richardson - 01780 758000

TENURE

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

SERVICES

Mains water, electricity and sewerage are connected. Oil fired central heating.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band E.

RENT

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

DEPOSIT

Five weeks' rent payable in advance (£1032.00) to be returned after deductions and without interest at the end of the tenancy.



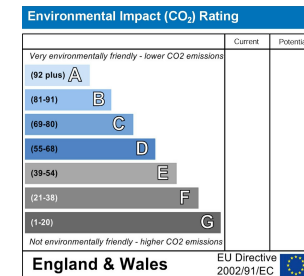
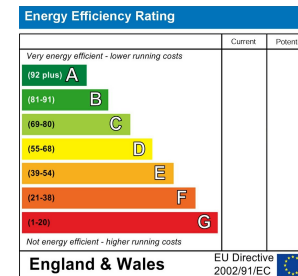
Floor Plan



Area Map



Energy Efficiency Graph



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