

The Annexe, 23 West End, Welford, NN6 6HJ



£750 Per Month

Situated in a delightful part of this popular village overlooking open countryside is this self contained and furnished two storey annexe. The property has been beautifully decorated and furnished and would ideally suit a single person. The accommodation comprises an open plan living room/ fully fitted kitchen, one double bedroom and shower room. THE PROPERTY IS AVAILABLE EARLY MARCH.

Service without compromise

Open Plan Living Room/Kitchen 13'4 x 12'3 (4.06m x 3.73m)



Accessed via double glazed front door. Double glazed window overlooking open paddock land to the front. Feature cast iron wood burning stove. Slate flooring. Fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Stainless steel sink and drainer. Fitted electric oven and hob. Electric panel heater. Furniture to include: Corner bed settee, wall mounted television, breakfast table and two chairs, and butchers block. Stairs rising to the first floor.

Landing Area



Timber balustrade. Opaque double glazed velux window. Electric panel heater. Door to shower room and opening through to:-

Bedroom 12'3 max x 13'4 max (3.73m max x 4.06m max)



Double glazed window with open rural views to the front aspect. Fitted wardrobe, bedside table and chest of drawers. Double bed with storage drawers beneath.

Shower Room



Shower cubicle with electric shower fitment. Wash hand basin and vanity unit. Low level WC. Heated towel rail. Opaque double glazed window. Electric shaver point. Mirrored bathroom cabinet.



Outside



There is private gated access to the front door and a small area suitable for a bench. There is an outside store which houses an automatic washing machine and freezer and a small amount of further storage.

Utility Bills etc

As the electricity is metered through the main house a calculated service charge of £100 per calendar month will be set to cover all electricity bills. However, any excess/shortfall will be settled by either side upon receipt of utility bill. There is a log burner in the living room and an outside log store. The landlord will provide logs free of charge.

Additional information

Council tax band D

Holding deposit based on rent of £750 per calendar month of £173

Damage deposit based on rent of £750 per calendar month of £865

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan



Total area: approx. 30.5 sq. metres

Area Map



Energy Efficiency Graph

