



## South Carr Farm Bungalow Stony Lane, Newport, HU15 2RA

- Detached bungalow
- Four bedrooms
- Double glazing and oil central heating system
- Ample parking
- Bond £1148.07
- Rural location
- Spacious accommodation
- Access via country track
- Great open countryside views
- Viewing via Leonards

**£995 Per Calendar Month**



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# South Carr Farm Bungalow Stony Lane, Newport, HU15 2RA

FANTASTIC FOUR BEDROOM DETACHED BUNGALOW- RURAL LOCATION - GREAT OPEN COUNTRYSIDE VIEWS-DESERVES A VIEWING. Detached bungalow down a country lane and offering a rural location. With double glazing and oil fired central heating. Accommodation comprises an entrance hall, lounge, dining kitchen, utility room, separate WC, inner and far hallway, four bedrooms, en-suite shower room and bathroom. Ample parking, lawn garden area. Bond £1148. Viewing via Leonards please.

## Location

The property is at the far end of Stony Lane in Newport. Access to the property is via the lane on the left. as you enter the grounds. The village of Newport is a rural community with access to the M62/A63 at North Cave. Newport is served with local amenities, shops and a garage, public houses, a school and a church.

## Entrance

Enter via a double glazed door into the utility room.

## Utility Room

11'4" x 8'5" (3.473m x 2.574m)

A double glazed window to the side.. Stainless steel sink/drain unit with base units. Tiled flooring. Plumbing for an automatic washing machine. Storage cupboard. Door leading into the dining/kitchen.

## Dining Kitchen

15'5" x 16'9" (4.709m x 5.120m)

Generous size dining kitchen with cream coloured base, wall and drawer units with contrasting work surfaces. Four ring hob with extractor hood over. Built in electric oven. Stainless steel sink unit with mixer tap. Storage cupboard. Free standing oil fired central boiler. Tiled splash backs. Radiator. Door leading into the hallway. There are double glazed windows to both sides and front aspects.

## Hallway

18'11" x 4'4" (5.786m x 1.339m)

A double glazed door to the side aspect with side lights. Two radiators. Cloak facilities. Doors leading into the inner hallway and lounge. Door via an arch leading into a WC.

## Lounge

17'10" x 17'10" (5.441m x 5.461m)

There are double glazed windows to the front, side and rear aspects with great views overlooking the nearby countryside. Two radiators. Tiled fireplace.

## WC

WC and a pedestal wash hand basin. Tiled splash backs.

## Inner Hallway

22'5" x 4'10" (6.856m x 1.496m)

Doors leading into two bedrooms and leading into the far hallway. Radiator. Cloak facilities. Arch. Loft hatch. Double glazed patio door to the front leading outside. Storage cupboards.

## Bedroom One

11'4" x 15'8" (3.473m x 4.788m)

A double glazed window to the rear, radiator. Door leading into the en-suite.

## En-Suite

7'7" x 7'11" (2.314m x 2.416m)

Comprising of a shower enclosure with a plumbed in shower, pedestal wash hand basin with mixer tap and low level flush WC. Heated towel radiator. Tiled splash backs. Extractor. A double glazed window to the side.

## Bedroom Two

10'0" x 12'7" (3.063m x 3.839m)

A double glazed window to the rear aspect and radiator.

## Far Hallway

7'10" x 8'9" (2.388m x 2.683m)

A double glazed window to the front aspect. Doors leading into two further bedrooms and a bathroom. Radiator.

## Bedroom Three

11'9" x 11'10" (3.600m x 3.611m)

A double glazed window to the rear aspect and radiator.

## Bedroom Four

11'11" x 11'8" (3.642m x 3.580m)

A double glazed window to the front aspect and radiator.

## Bathroom

8'7" x 7'9" (2.632m x 2.373m)

A double glazed window to the rear aspect. Comprising of a panel bath with mixer tap and shower fitment, pedestal wash hand basin and low level flush WC. Splash backs. Heated towel radiator. Storage cupboard.

## External

The property is surrounded by beautiful countryside, and has a lawn garden to all sides. There is ample parking. There is also a garden shed.

## Services

The mains water, septic tank, and electricity are connected to the property. Heating to the property is Oil central heating.

## Conditions

The property is to be used for residence only with gardens, but no land is included.

## Energy Performance Certificate

The current energy rating on the property is TBC

## Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

## Viewings

Strictly through the sole agents Leonards (01482) 330777

## References & Security Bond

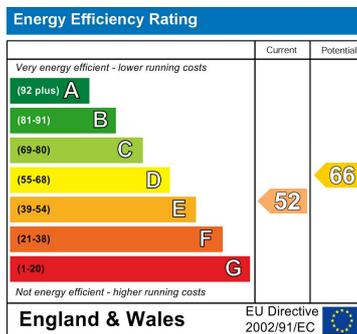
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£229.61) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £1,148.07 which will be payable on the tenancy start date together with the first month's rent of £995. The deposit will be registered with the Tenant Deposit Scheme. (TDS).



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