

**TOMLOW ROAD, STOCKTON CV47 8HX**



- **CHARMING LISTED COTTAGE**
  - **RURAL SETTING**
  - **Modern Fitted Kitchen**
  - **Spacious Living Room**
- **Modern Bathroom ( ground Floor)**
  - **Off Road Parking For 2 Cars**
    - **Private Garden**
  - **UNFURNISHED**
  - **EPC EXEMPT**

**2 BEDROOMS**

**£1,300 PER MONTH**

A charming Listed cottage in this rural setting between Stockton and Napton. The property has been fully renovated.

This delightful cottage is packed with quirky corners and original features. Situated in idyllic countryside with open views it offers a peaceful retreat to the chaos of every day life. The newly refurbished kitchen and bathroom offer modern comforts, The spacious lounge / dining area features an original bread oven, near where the fire would have been, and original beams. Stairs lead up from the lounge to the two good sized bedrooms again featuring original beams. A second staircase leads to a very spacious loft room , ideal as a study or extra storage. Outside, there is a charming garden with room for a shed or green house, and driveway parking for 2 cars.

The property is available in mid June.

### **Entrance Hall**

### **Downstairs Bathroom**

Bath, WC, wash hand basin, Window, airing cupboard housing hot water tank, wall mounted heater.

### **Kitchen**

New kitchen fitted with range of units, built in Oven/Hob, window, wall mounted heater, space for fridge

### **Living Room**

Window to dual aspect, wall mounted radiator, stairs to first floor

### **First Floor**

Two Bedrooms

### **2nd Floor Loft Room**

Handy loft room ideal for study or storage.

### **Outside**

Parking for two vehicles, garden

### **Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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**Holding Deposit**

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be  $£750 \times 12 / 52 = £173$ )

**Tax Band**

The Council Tax Band is B

