



Flat 2 Wiseton Stables, Wiseton, Doncaster, South Yorkshire, DN10 5AE

**£700 Per Calendar Month**

A UNIQUE OPPORTUNITY TO LET. Available to rent is this value for money apartment set within the magnificent surroundings of Wiseton Stables. Situated around the Grade II listed Stable Yard with the benefit of communal hall, Lounge, fitted Kitchen with free standing cooker, four bedrooms, bathroom with three piece white suite and central heating. There will be an extra charge for the Biomass fuel £130.00 per month. The property is accessed by travelling from Bawtry towards Gainsborough. Continue through Everton village and shortly before Gringley on the Hill turn right (signposted Wiseton). At The White Swan (Griff Inn) public house turn left and left again. The private access road is situated on the left hand side.

## Communal Entrance



From the beautiful courtyard is the entrance door to two of the apartments.

## Entrance Hall



This large hallway has the benefit of open area with utility space and access to all rooms

## Lounge 19'2" x 16'9" (5.85 x 5.13)



A large spacious room with Velux windows, carpet and neutral decoration with access to the second staircase.

## Kitchen 10'7" x 8'10" (3.23 x 2.71)



A modern kitchen offering a range of units with appliances.

## Dining area 7'8" x 6'2" (2.36 x 1.89)



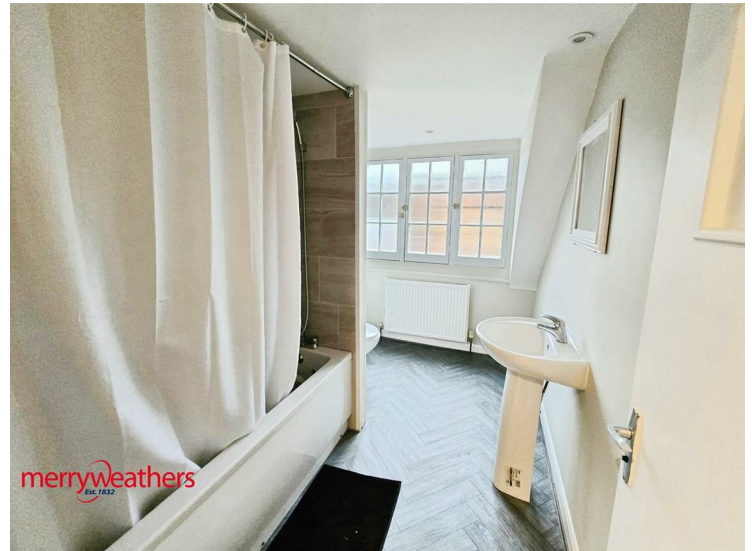
A good space for mealtimes with neutral decoration and Velux window

## Bedroom 7'9" x 8'10" (2.37 x 2.70)



A double room with neutral decoration and Velux window

## Bathroom 10'6" x 6'2" (3.21 x 1.90)



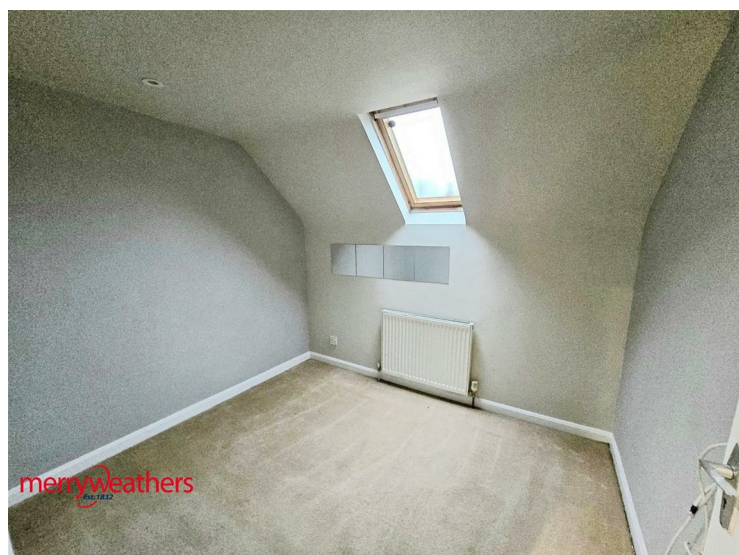
Offering a white 3 pieces suite with shower over the bath, WC and wash hand basin, and new vinyl flooring.

**Bedroom 7'8" x 8'11" (2.36 x 2.72)**



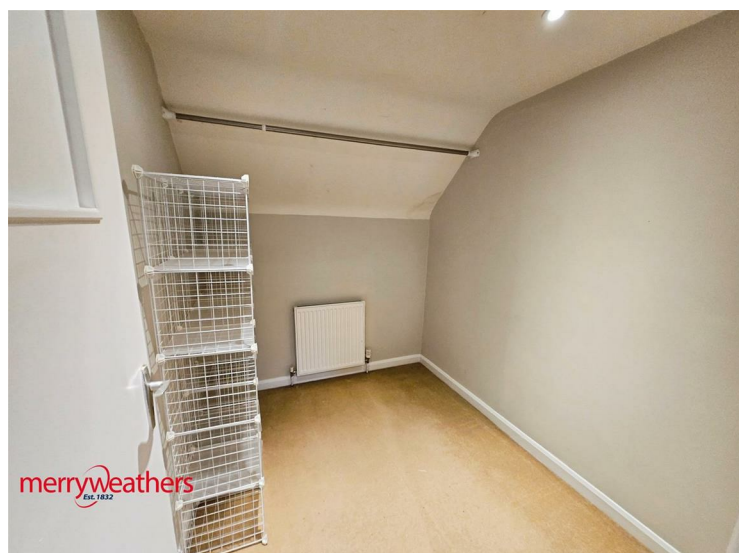
Another double bedroom with carpet, neutral decoration and Velux window.

**Bedroom 8'11" x 7'9" (2.72 x 2.37)**



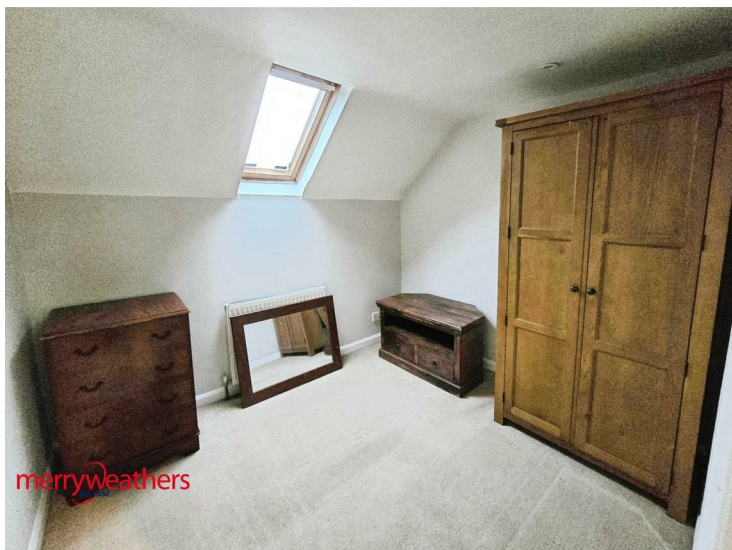
A double room to the front of the apartment with Velux window, carpet and cream walls

**Storage/ walk in wardrobe 7'11" x 6'2" (2.42 x 1.90)**



A perfect room for storage or walk in wardrobe space.

**Bedroom 8'9" x 7'8" (2.69 x 2.36)**



A smaller double room with carpet and Velux window.

### **External**



Outside in the courtyard is ample parking.

### **Tenancy Information**

Rent: £700.00

Bond: £807.00

Holding Deposit: £161.00

EPC Rating: B

Council Tax Band: A

Property Type: Apartment

Tenure: Freehold

Parking Type: Ample Parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Biomass

Water Supply: Mains

Sewage: Mains

Gas Type: Biomass

Electricity Supply: Biomass

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website

to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

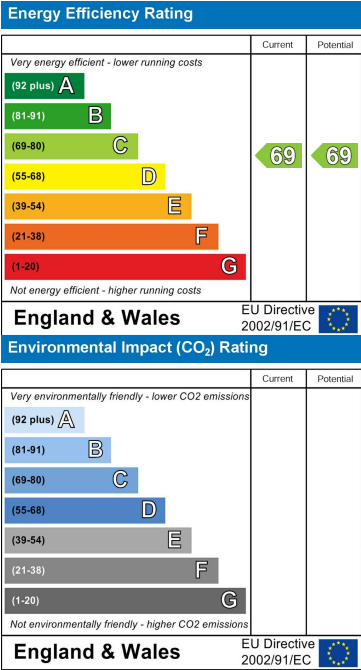
Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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