



, Bradbury, TS21 2ET
3 Bed - Cottage
£895 Per Month

ROBINSONS
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Bradbury, TS21 2ET

Nestled beautifully within the quaint, semi-rural location of Bradbury; we are thrilled to offer TO LET this beautiful, rustic-style cottage with three bedrooms. 'Blacksmiths Cottage' is a stunning family residence which has been lovingly upgraded, enjoys spectacular open-countryside views to the rear elevation & is the perfect home for those seeking something with both charm & character. In brief, this lovely residence comprises: Welcoming entrance lobby, a stunning country-style kitchen with a range of fitted wall & base units & feature beamed ceiling, beautiful lounge with multi-fuel burner & window to rear elevation, separate dining room & family bathroom with lovely four piece suite. The first floor landing boasts three bedrooms. Externally, the property enjoys an outstanding, enclosed West-facing garden to the rear which is largely laid to lawn with lovely views of the neighbouring fields. The front elevation is open aspect. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, quality & standard of this remarkable property available.

Rent £895 pcm

Bond £895

No Smokers. Working applicants preferred. Pets considered

EPC Rating: TBC

Tenants Earnings: £27,000 Guarantor Earnings: £32,400

Council Tax Band: E











ENTRANCE LOBBY

KITCHEN

15'10 x 12'0 (4.83m x 3.66m)

DINING ROOM

9'6 x 6'7 (2.90m x 2.01m)

LOUNGE

19'8 x 10'3 (5.99m x 3.12m)

BATHROOM

7'7 x 7'5 (2.31m x 2.26m)

FIRST FLOOR LANDING

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MASTER BEDROOM

12'7 x 11'1 (3.84m x 3.38m)

BEDROOM TWO

10'11 x 9'2 (3.33m x 2.79m)

BEDROOM THREE

8'11 x 8'3 (2.72m x 2.51m)

EXTERNALLY



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



3 High Street, Sedgefield, TS21 2AU
Tel: 01740 621777
info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk

