



4 Daybells Barns, Deven Farm **Bottesford, Nottingham, NG13 0GZ** **£550 p.m.x Unfurnished**

A two bedroom farm building conversion, which has been tastefully executed, to form a very good quality home for a discerning couple. The property retains many original features of the original building and is completely damp proofed, centrally heated, double glazed and nicely decorated. A feature of this property is the large lounge with a southerly aspect and the kitchen has been fitted to a high standard.

Viewing is strictly by appointment with the sole agents.

Tel: (01664) 410166

www.shoulers.co.uk

LOCATION

To locate the property from Nottingham, take the A52 Ratcliffe Road out of the city. At the Bottesford bypass take the second turn right signed for Bottesford and proceed to the centre of the village, take the Grantham Road out of the village and the property can be found about 100 yards along on the right hand side.

TERMS

RENT:	£550 per calendar month, in advance, exclusive of rates and council tax
DEPOSIT:	£650
FEES:	£125 being cost of the inventory and agreement fee plus VAT
APPLICATION FEE:	£40 inc VAT
TERM:	A one year shorthold tenancy is offered
SERVICES:	Mains electricity, gas, water and drainage
VIEW:	Strictly by appointment with Shouler & Son
COUNCIL TAX:	Band D
EPC:	A full copy is available upon request

ACCOMMODATION

Entrance Hall with built in cupboard and two radiators

Lounge with feature brick fireplace, fitted dog grate, two radiators, French door to garden and beamed ceiling

Dining Kitchen with textured enamel sink unit as set in roll top laminate work surface, pine base units, Protherm wall mounted gas fired central heating boiler, plumbing for automatic washing machine, beamed ceiling, tiled floor and two radiators

Front Double Bedroom with beamed ceiling and radiator

Side Double Bedroom with beamed ceiling and radiator

Bathroom with panelled bath, power shower in cubicle, pedestal wash basin, low flush w.c., beamed ceiling and radiator

OUTSIDE

Parking space

Lawns and shrubbery to front

Lawns and brick patio to side

STRICTLY NO PETS

Please note that this property is to let **UNFURNISHED** which generally means no carpets, curtains or furniture

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These particulars are intended to give a fair description but their accuracy is not guaranteed, nor do they constitute an offer or contract. Negotiations must be conducted through Shouler & Son, the Owner's agents.

PLEASE NOTE: All dimensions given above are by the professional representative.