

San Baronto

St Sampson



Cranfords are pleased to offer San Baronto to the local rental market. This charming three-bedroom home provides comfortable, well-proportioned accommodation with a warm and inviting feel throughout. The property benefits from parking for up to three vehicles, a spacious garage ideal for storage or a workshop, a generous kitchen, a comfortable lounge, and a convenient downstairs WC. Upstairs comprises two double bedrooms, one single bedroom, and a family bathroom with both bath and shower facilities. To the rear, a low-maintenance courtyard offers a pleasant outdoor seating space. Well maintained and practical, San Baronto is ideally suited to families or professional tenants seeking a comfortable home with excellent parking and storage. Available early June. Early viewing is recommended.

- ✓ 3 Bedrooms
- ✓ Convenient Location In Between The Bridge & Town
- ✓ Accepting of Children and Small Pets
- ✓ Available in Early June
- ✓ 1 Bathroom
- ✓ Parking for 3 vehicles plus garage
- ✓ Ideal Family Home
- ✓ Unfurnished

Accommodation

Ground Floor

Entrance Hall

7' 9" x 6' 2" (2.36m x 1.88m)

Cloakroom

4' 0" x 3' 0" (1.22m x 0.91m)

Lounge

L shaped.

15' 10" x 14' 8" x 11' 4" (4.83m x 4.47m)

Kitchen

Appliances include fitted hob and oven. Space for fridge.

17' 10" x 9' 8" (5.44m x 2.95m) .

First Floor

Landing

9' 10" x 6' 1" (3.00m x 1.85m)

Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

Bedroom 1

Built in wardrobe.

11' 1" x 11' 5" (3.38m x 3.48m) .

Bedroom 2

Built in wardrobe

12' 5" x 11' 6" (3.78m x 3.51m) .

Bedroom 3

Built in cupboard

8' 9" x 8' 5" (2.67m x 2.57m) .

SERVICES

Mains electricity, water and drainage. Gas central heating.

PRICE INCLUDES

Floor coverings, curtains/blinds, and light fittings.
Appliances as detailed.

POSSESSION

By arrangement.

DEPOSIT

One Months Deposit

VIEWING

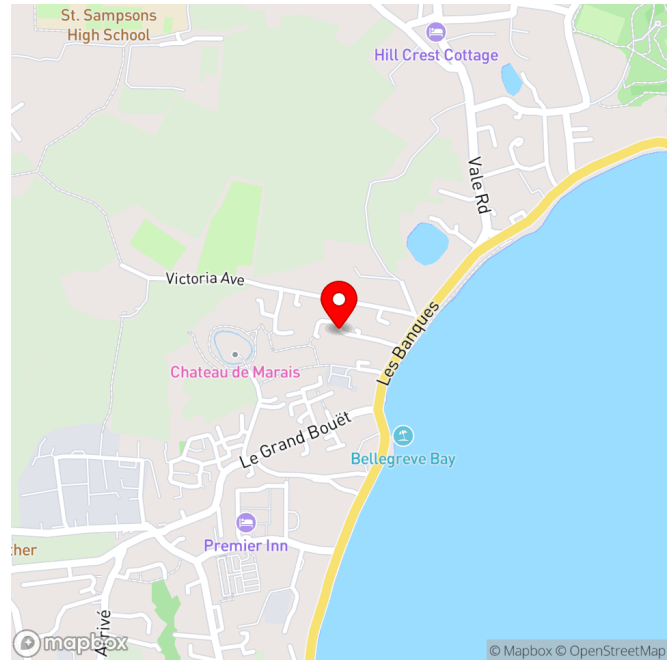
Strictly by appointment.

PLEASE NOTE

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.





For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.