

£2,600  
pcm



### Features

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

### Summary of Property

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.

## Room Descriptions

### Entrance Hall

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

### Cloakroom

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

### Lounge

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

### Kitchen

17' 10" x 9' 8" (5.44m x 2.95m) . Appliances include fitted hob and oven. Space for fridge.

## 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

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

### Bedroom 2

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

### Bedroom 3

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

### 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.

## Material Information

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

## Floorplan

**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.

1, Westerbrook, Southside, GY2 4QQ 01481 243878 [sales@cranfords.co.uk](mailto:sales@cranfords.co.uk)