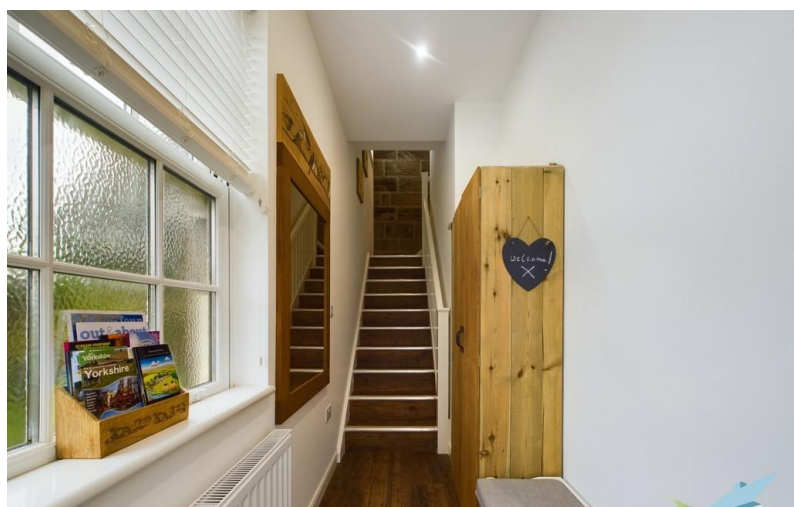


TO LET



The Spuggies Nest

1 Bedroom, 1 Bathroom, Apartment

£1,300 pcm



The Spuggies Nest

1 Bedroom, 1 Bathroom

£1,300 pcm

Date available: Available Now

Deposit: £1,500

Furnished

Council Tax band:

- Sought after Location
- Situated near local amenities
- Open plan lounge / kitchen
- Bills Included
- Fully Furnished
- High specification throughout
- Allocated Parking

FULL DESCRIPTION Martin and Co are pleased to welcome to this sandstone built one bedroom apartment, located on the outskirts of the attractive market town of Guisborough. Offered on fully furnished and bills inclusive basis, the property briefly comprises; entrance hallway, living / kitchen area, bedroom and bathroom. Externally, the property benefits from having provided parking for one car and a garden to the front of the property, which overlooks the picturesque North Yorkshire Moors. We think this property would be ideal for a company let or working professional, who are looking for hassle-free, comfortable accommodation. Please call Martin and Co on 01287 631254 to book a viewing.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 4' 3" x 11' 7" (1.30m x 3.54m)
Composite entrance door, central heating radiator, laminate flooring, glazed sash window, and stairs leading to the first floor.





STAIRWAY Laminate flooring.

KITCHEN / BREAKFAST AREA 13' 6" x 21' 9" (4.14m x 6.65**m) To rear aspect. Range of wall, base and drawer units with light grey effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge / freezer, laminate flooring, central heating radiator, breakfast bar with undercounter storage and uPVC sash window. Fully equipped with all kitchenware and utensils.

** Please note the Dimensions are for the Kitchen / Living Area Combined

LIVING AREA 13' 6" x 21' 9" (4.14m x 6.65**m) To front aspect. Electric fire, laminate flooring, central heating radiator and uPVC sash window. The living area comes with two sofas, a coffee table and a TV. Soft Furnishings also included.

** Please note the Dimensions are for the Kitchen / Living Area Combined

INNER HALLWAY 3' 11" x 2' 10" (1.21m x 0.87m) Laminate flooring and doors leading to bedroom and bathroom. Bookshelf.

BEDROOM 9' 6" x 13' 1" (2.92m x 3.99m) To rear aspect. Laminate flooring, open wardrobes, central heating radiator and uPVC sash window. Bedroom includes bed with mattress, chair, bedside tables, decorative and soft furnishings.

BATHROOM 9' 6" x 8' 4" (2.92m x 2.56m) Part clad. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, freestanding 3/4 claw foot bath, walk in shower enclosure with rainforest shower, laminate flooring, central heating radiator and uPVC sash window.

EXTERNALLY



ENCLOSED GARDEN The fence enclosed garden is has a gravelled seating area. Views overlooking Highcliffe, Guisborough.

PARKING Provided Parking for 1 car.

PLEASE NOTE All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf





Hallway
4'3" x 11'7"
1.30 x 3.54 m



Ground Floor

Approximate total area⁽¹⁾
575.21 ft²
53.44 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.