



Chartered Surveyors & Letting Agents



The Barn, Swann Yard, Market Place, Uppingham, LE15 9TU

£975 PCM

Beautiful stone Barn Conversion with superbly appointed interior incorporating high quality fittings and a wealth of character features. The property is discreetly positioned in the centre of Uppingham and offers accommodation which benefits from gas central heating and comprises:

GROUND FLOOR: Breakfast Kitchen, Inner Hall, Cloakroom/WC, Sitting Room; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, further double Bedroom, Bathroom.

OUTSIDE: walled garden, parking space for one vehicle.

Rutland Council Tax Band: A
Deposit £1125.00

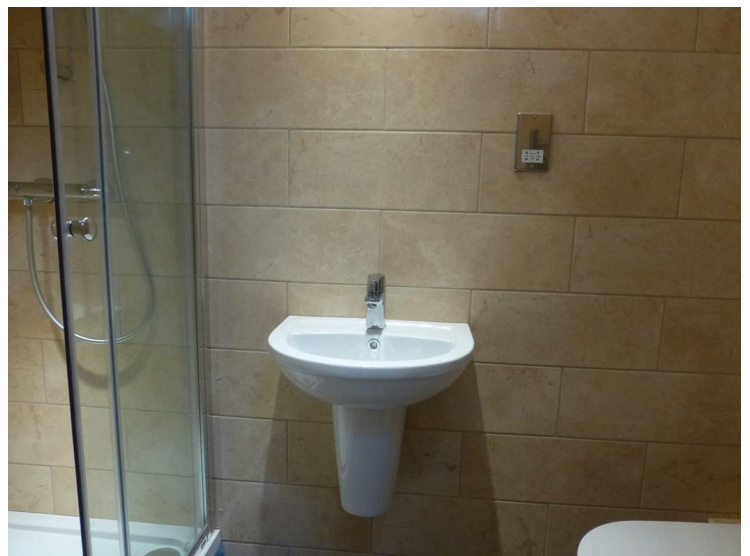
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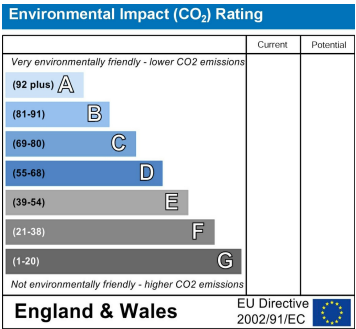
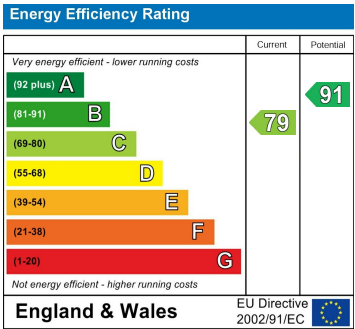
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According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast, Ultrafast
 Mobile signal availability:
 EE - good in-home and outdoor
 O2 - variable in-home, good outdoor
 Three - good (outdoor only)
 Vodafone - variable (outdoor only).
 Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.



SERVICES
 Mains electricity
 Mains water supply
 Mains sewerage
 Gas central heating