

Poplar Farm Cottage Bristfield  
Road,

PCM  
£2,200 PCM



AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO  
SMOKERS, BOND £2530, COUNCIL TAX BAND tba, ENERGY  
RATING B

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 11'7" x 8'11"**

You enter the property through a composite door with side glazed window into this impressive entrance hallway with understairs storage cupboard, laminate flooring underfoot and spotlights to the ceiling. The feature timber and glass staircase creates a central focal piece, stairs ascend up to the first floor gallery landing and doors lead through to the dining kitchen, sitting room and ground floor W.C.



### **DINING KITCHEN 20'5" x 19'2"**

This stunning dining kitchen really is the heart of the home, fitted with a range of grey wall and base units, complimentary quartz work surfaces with matching up-stands and inset composite sink with mixer tap over. Integrated appliances include a NEFF oven, microwave, central storage island with induction five ring hob, elica ceiling cooker hood and LED lighting, microwave, dishwasher, fridge freezer and wine fridge. The area is flooded with natural light through the bank of bifold windows to the front and windows to the rear, space for freestanding furniture, dining table and chairs, laminate flooring throughout, spotlights to the ceiling and doors lead through to the utility room and entrance hallway.



### **UTILITY ROOM 5'0" x 12'11"**

This handy utility room has pale grey wall and base units (one which houses the brand new Baxi boiler) with roll top work surfaces, matching up stands and a composite sink and drainer with mixer tap over, plumbing for a washing machine and space for a tumble dryer. There is laminate flooring underfoot, spotlights to the ceiling and an external composite stable door leads out to the front of the property.



### **GROUND FLOOR W.C 8'5" x 3'6"**

This useful ground floor W.C is positioned off the entrance hall and is fitted with a vanity hand wash basin with mixer tap, low level toilet and heated towel rail. The room is partially tiled in neutral wall tiles and has complementing floor tiles.





### **SITTING ROOM 14'2" x 20'0"**

This spacious formal living room with laminate flooring underfoot and spotlights to the ceiling has no shortage of space for a selection of free standing furniture and the rear windows give views over the rear of the property. There is an opening which flows through to the family room and a set of timber and glazed doors lead through to the entrance hallway.



### **FAMILY ROOM 19'5" x 15'7"**

This light and airy room has two large sets of sliding doors which open onto the front lawn with neutral decor and has amazing feature timber beams to the ceiling. A great amount of space to accommodate free standing furniture, laminate flooring throughout and an opening leads through to the sitting room





### **FIRST FLOOR LANDING**

From the entrance hallway stairs ascend to the galleried landing with timber and glass balustrade. Doors lead through to the four double bedrooms (one with en-suite shower room), house bathroom and store cupboard.



### **MASTER BEDROOM 13'9" x 10'9"**

This great size double bedroom provides ample room for a selection of free standing bedroom furniture, spotlights to the ceiling, two sets of windows give lovely views over local countryside and doors which lead to the landing and en-suite shower room.





### **EN SUITE SHOWER ROOM 8'0" x 5'8"**

Comprising of a three piece white suite, this attractive tiled shower room with front glazed window includes a vanity hand wash basin with mixer tap over, low flush and large corner waterfall shower, separate shower attachment and cubicle with glass screen. Complimentary tile to the floor, LED mirror, heated towel rail and spotlights to the ceiling complete the look and a door leads through to the master bedroom.



### **BEDROOM TWO 14'6" x 10'11" max**

Located to the front of the property with countryside views is this double bedroom with space for freestanding furniture, spotlights to the ceiling and a door leads through to the landing.



### **BEDROOM THREE 11'8" x 8'8"**

Another spacious double bedroom with two sets of windows located to the rear of the property, with space for freestanding furniture, spotlights to the ceiling and a door leads through to the landing.



**BEDROOM FOUR 8'10" x 13'8" max**

A bright double located at the rear of the property with farm land views, space for bedroom furniture, spotlights to the ceiling and a door leads through to the landing.



**HOUSE BATHROOM 11'3" x 5'5"**

This contemporary house bathroom is fitted with a four piece white suite, including a freestanding bath with freestanding mixer tap, double waterfall shower with glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is fully tiled with stylish grey tiles, complimentary tiled flooring, rear window, LED mirror, heated towel rail and a door leads to the landing.





## EXTERNAL, GARDEN AND DRIVEWAY

To the front of the property is a well maintained lawn with a wrap around sandstone patio ideal for family barbecues and space for outdoor furniture. To the side is a driveway for multiple vehicles with electric charger point and to the rear a raised lawn area all set in a peaceful development.







## VIEWS



## PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## LETTINGS INFORMATION

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are



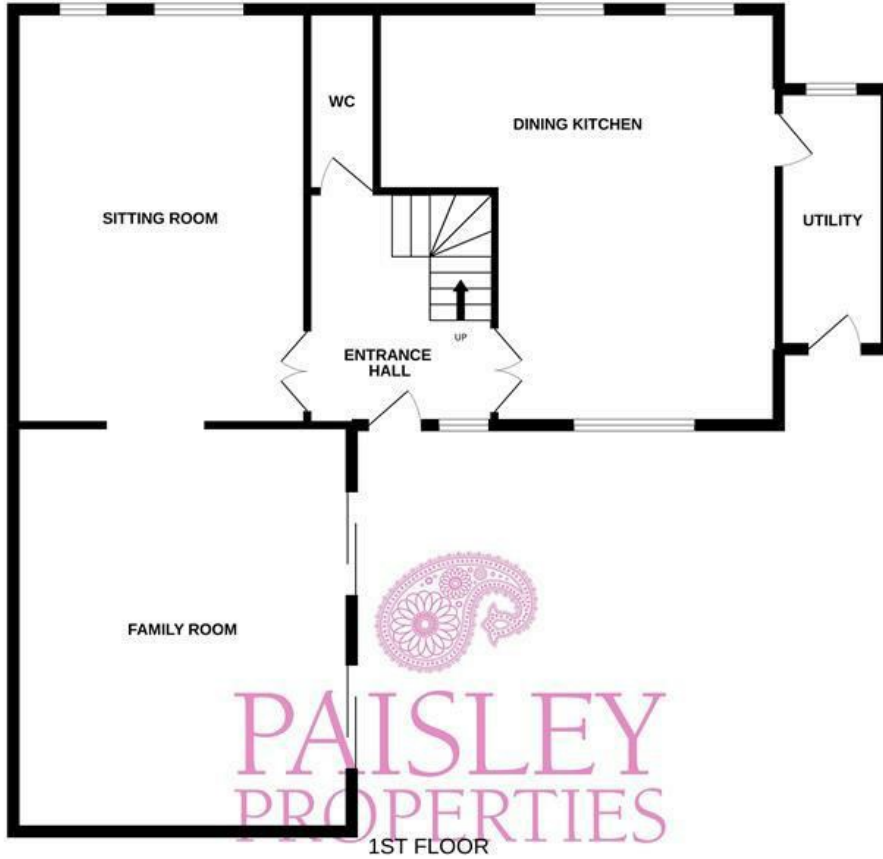
committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

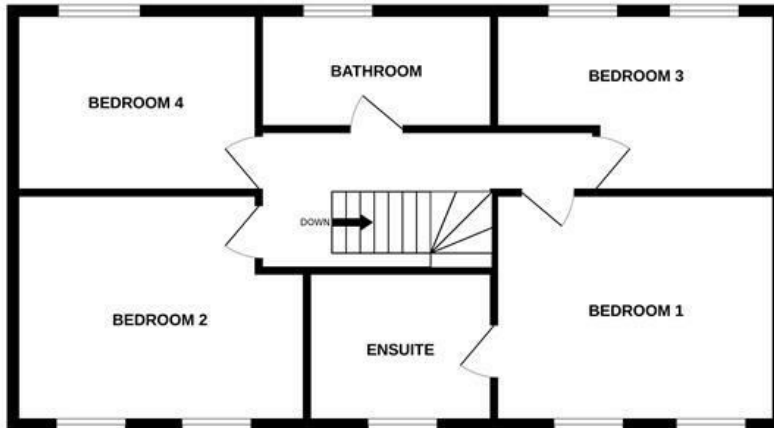
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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