

established 200 years

Tayler & Fletcher



The Garden Cottage, Bournes Green, Stroud GL6 7NN

£950 PCM

A 2 bedroom detached period cottage in a peaceful location with lovely views and easy access to Cirencester and Cheltenham.

To Let Unfurnished for 12 months possibly longer.

AVAILABLE MID AUGUST

Deposit £1,096

taylerandfletcher.co.uk

The Garden Cottage

The Garden Cottage enjoys views in a peaceful setting on the edge of Oakridge Lynch (a lively village with excellent shop/post office and a pub) in the heart of good walking and riding country. Cirencester about 7 miles, 5 miles to Stroud and 13 miles to Cheltenham. Kemble railway station is just 20 minutes drive with mainline services to London Paddington 1 hr 10 minutes.

Oil fired central heating metered oil supply from Landlords tank chargeable at the oil supplied invoiced rate.



Directions

From the village of Bisley take the road in the direction of Oakridge Lynch and Frampton Mansell. After about 1 mile take the right hand turning signed Lillyhorn, France Lynch, Bournes Green and The Garden Cottage will be found after short distance on the right hand side of the road.

Porch

Front door to lobby, Ventilated cupboard.
Door to Sitting Room

Sitting Room 15'1" x 9'4" average (4.60m x 2.84m average)

Window to 3 aspects. Fireplace with stone surround and hearth and wood burning stove, radiator. Exposed ceiling beams. TV point. Telephone point. Fitted carpet.
Stairs rising to First Floor. Opening to Kitchen. Door to Study/Bedroom 2.

Kitchen

Fitted with inset single drainer stainless steel sink with mixer tap, electric fan oven and electric hob, extractor hood over. Fridge, washing machine. Wall cupboards. Work surface with tiling above. Vinyl flooring

Study/Bedroom 1 13'7" x 8'7" narrowing to 6'0" by doorway (4.14m x 2.62m narrowing to 1.83m by doorway)

Auxiliary electric panel heater, radiator. Storage and hanging space. Fitted carpet.
Opening to Bathroom

Bathroom

Panelled bath with thermostatic shower mixer, shower screen, pedestal wash basin, electric heated towel rail, radiator, extractor fan. Separate W.C. Vinyl flooring throughout.

FIRST FLOOR

Bedroom 2 12'4" x 8'10" (3.76m x 2.69m)

Radiator. BT point. Dual aspect windows. Fitted carpet. Recess with clothes hanging space and access to roof void. Additional eaves storage.

Outside

Pedestrian gate from road and path to front door.
Small garden.
Log storage area.

Car Parking Space

There is space for one car in the allocated area in front of the barn (approximately 20 metres from cottage). The Landlord retains free access at all times on foot and with vehicles through the right hand door of the barn.

Holding Deposit

A holding deposit of one week's rent £219 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

Rent

£950 per calendar month exclusive of all outgoing. then monthly in advance by bankers' Standing Order. In the event of a pet being allowed, there will be a 5% rent surcharge.

Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1096 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

Services

Mains electricity and water. The Tenant will be responsible for contributing towards the cost of maintaining the private septic tank drainage system, (approximately £50 per annum). The Tenant will be responsible for transfer of the telephone and paying all charges incurred with this service

and for connections in respect of TV aerials.

Combi boiler, Oil fired central heating metered oil supply from Landlords tank chargeable at the oil supplied invoiced rate

Broadband

Gigaclear fibre optic broadband runs to the property, the tenant is responsible for paying all charges incurred with any contract including any connection charges.

Local Authority

Stroud District Council, Ebley Mill, Stroud GL5 4UB
Council Tax Band B

Restrictions

No children

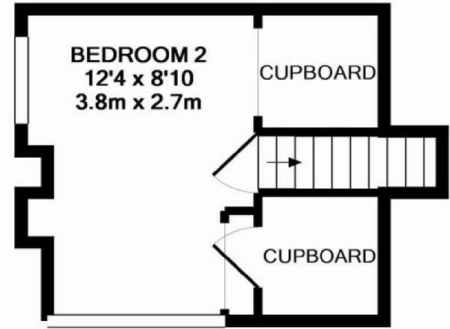
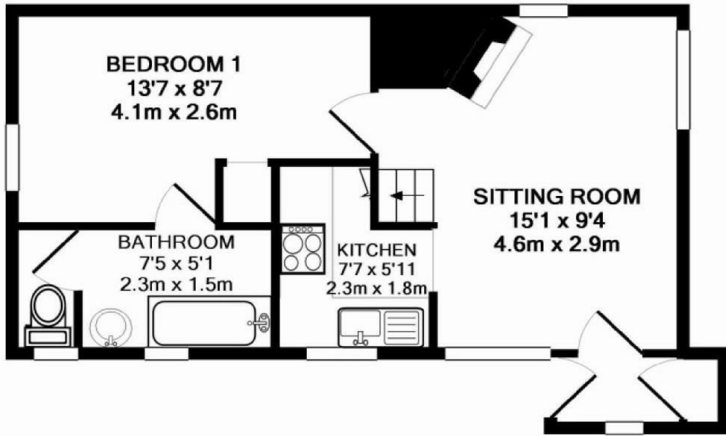
Pets by arrangement subject to 5% rent surcharge

No Smokers

Agent's Notes

This property will not be managed by Tayler & Fletcher.

Floor Plan



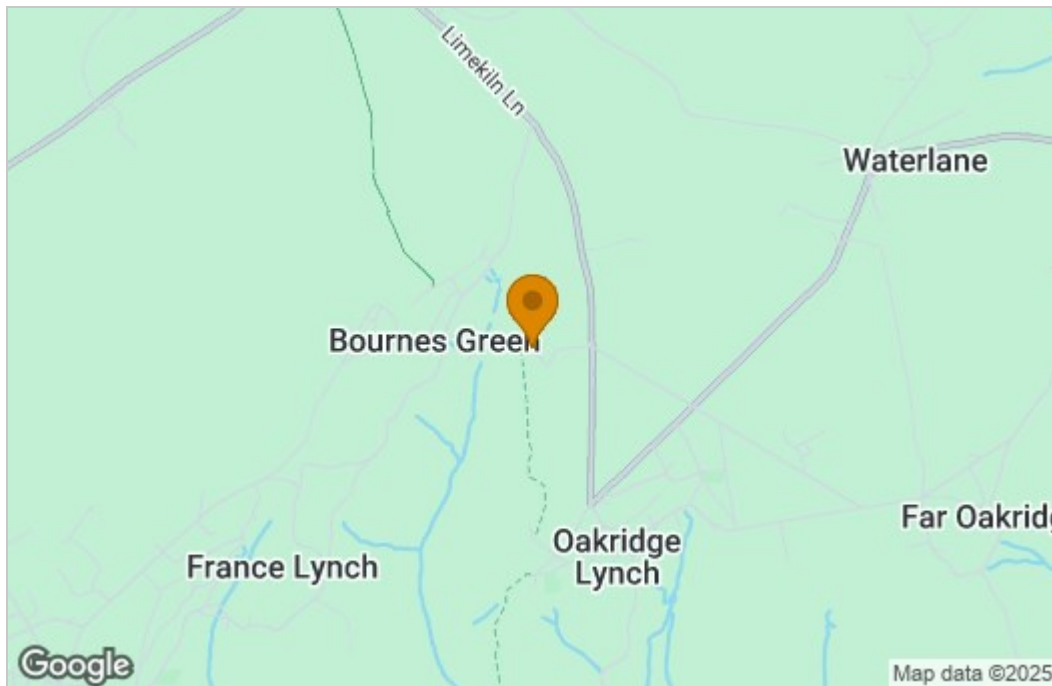
GROUND FLOOR
APPROX. FLOOR
AREA 32.6 SQ.M.
(350 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 15.7 SQ.M.
(169 SQ.FT.)

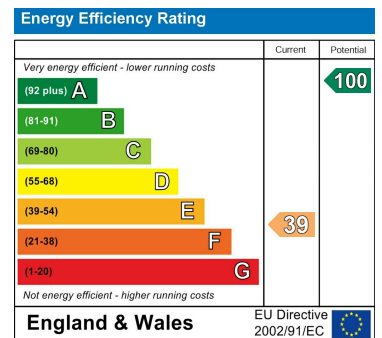
TOTAL APPROX. FLOOR AREA 48.2 SQ.M. (519 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.