

established 200 years

Tayler & Fletcher



14 Heritage Lane, Ascott-under-Wychwood OX7 6AD

£1,995 PCM

*A character four bedroom detached house in a quiet sought after village location.
To Let unfurnished for 12 months possibly longer with some white goods.*

Deposit £2,301

taylorandfletcher.co.uk

Location

Ascott-under-Wychwood is an attractive residential village, on the edge of the Cotswolds and situated in the Cotswold Hills an area of Outstanding Natural Beauty in the Evenlode Valley. The village has a Parish Church, small Private Primary School, Shop and Public House. It is well placed for Burford and Chipping Norton (both about 5 miles), Witney (6 miles), Oxford and Banbury (about 20 miles each) and Cheltenham (27 miles) Main line trains (Paddington/Worcester) are available only 3 miles away at Charlbury.

Property

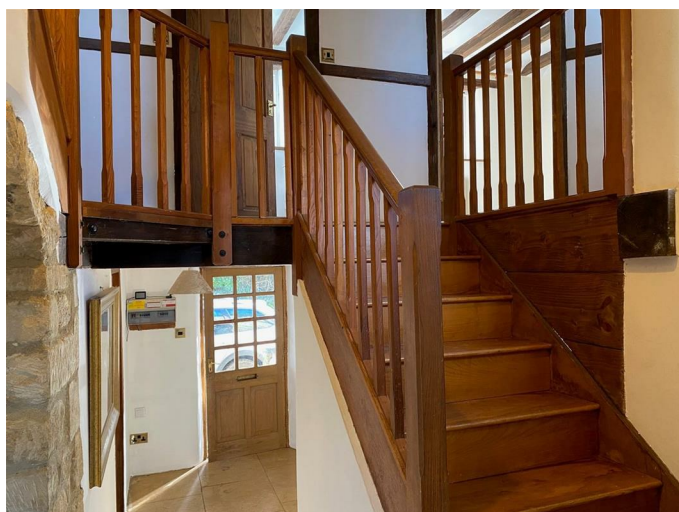
14 Heritage Lane is a lovely detached four bedroom house with private drive located in sought after Ascott-under-Wychwood. The property has two reception rooms with wood burning stove in each, flagstone and wooden flooring, wooden beams and underfloor heating. There is a good size private garden to the rear of the house and an integral single garage.

Ground Floor

Open porch to wooden front door.

Entrance Hall

Front door, flagstone floor, timber beams to ceiling, thermostat control, BT point, fuse box, stairs rising to first floor.



Kitchen

15'2" x 11'6"

Family kitchen with flagstone flooring and under floor heating, wall and floor units with worktop over, double stainless steel sink with mixer tap, Leisure Gas Rangemaster, doors to cloakroom and garage with door to garden.

Cloakroom

Downstairs WC and wash hand basin, frosted window to rear.

Sitting Room

16'3" x 13'

Steps up to wooden floor, fireplace with wood burner, window to rear, French Doors, beams to ceiling, wall lights, features shelves, tv point.



Dining Room

10'6" x 10'6"

Wooden flooring, fireplace with wood burner, window to front.





Main bedroom

11'7" x 11'2"

Double bedroom with wooden floors, window to front, radiator, restricted head height. Door to Ensuite Bathroom



Ensuite Bathroom

Bath, wc, wash hand basin, wooden floor, frosted window.



Bedroom 2

13'5" x 10'11"

Double bedroom with wooden floor, window to rear, radiator.



Bedroom 3

12'6" x 9'7"

Double bedroom with wooden floor, window to front, radiator.

Bedroom 4

9'5" x 8'11"

Single bedroom with wooden floor, window to front, radiator.

Bathroom

Bath with shower attachment and shower curtain rail, wc, wash hand basin, wooden flooring, frosted window.

Garage

Single garage with power and light, cupboard housing Worcester gas boiler, wall and base units, door to garden.

Outside

Patio area and good sized lawned garden with walled surround and stone circular centre flower bed, large chestnut tree, access from the house and garage. Shed to side.



Services

Mains water, drainage, gas and electricity are connected to the property. Telephone connection is subject to the British Telecom regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2,301 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.

Holding Deposit

A holding deposit of one week's rent £460 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).

EPC

Energy Performance Certificate Rating C.

Viewing

By prior appointment please through the Bourton on the Water office 01451 820913.

Restrictions

- 1.Pets and children by arrangement
- 2.Non smokers only

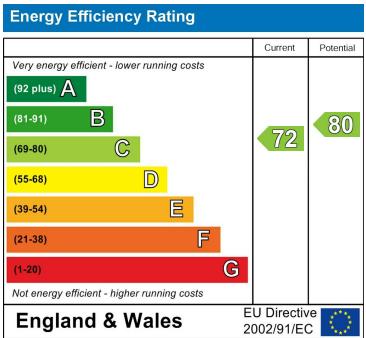
Agent's Notes

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.