



National  
Trust

**To Let**

**70 Sherborne, GL54 3DJ**  
**£670 per calendar month**



A Grade II listed Cotswold Stone one bedroom cottage with a large garden and off road parking in the village of Sherborne on the National Trust's Sherborne Park Estate.

Available Immediately

To express an interest and make an appointment to view the property please contact the Hannah Hutchinson, Sherborne Park Estate Office, Sherborne, Cheltenham, GL54 3DW  
**Tel:** 01451 843046 **Email:** [hannah.hutchinson@nationaltrust.org.uk](mailto:hannah.hutchinson@nationaltrust.org.uk)

[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

[www.nationaltrust.org.uk/rightmove](http://www.nationaltrust.org.uk/rightmove)

President: HRH The Prince of Wales  
Chairman: Tim Parker  
Deputy Chairman: Orna NiChionna  
Director-General: Dame Helen Ghosh DCB

Registered office:  
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846

## **The Location**

70 Sherborne is a Grade II listed Cotswold Stone semi-detached cottage situated within the village of Sherborne on the National Trust's Sherborne Park Estate.

Sherborne lies within the Cotswold Area of Outstanding Natural Beauty and offers amenities including a shop and outreach post office, social club, primary school and church. Further amenities are available in the nearby centres of Northleach (approx. 4 miles), Burford (approx. 8 miles) and Cirencester (approx. 13 miles).

## **The National Trust**

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of Sherborne Park Estate that came to the Trust in 1987, which includes Lodge Park, a rare 17<sup>th</sup> century hunting lodge. The Estate comprises around 4,100 acres of rolling Cotswold countryside. For information about volunteering opportunities and events please contact telephone 01451 844130, email [lodgepark@nationaltrust.org.uk](mailto:lodgepark@nationaltrust.org.uk).

## **The Property**

70 Sherborne benefits from character features including exposed beams and a spiral staircase.

The property has been redecorated throughout and is fitted with oil fired central heating and smoke and Carbon Monoxide alarms.

### Ground Floor

Entrance Lobby	Leading to :
Living Room	Dual aspect. Fitted wood burner sits within a large fireplace. Leading to study and stairs to first floor
Study	With fitted shelves
Rear Hall	
Kitchen	'Shaker' style kitchen comprising of wall and base units, extractor fan, space for oven, under-counter fridge and washing machine. (Note: no white goods are provided under the tenancy).
Cloak Room	With W.C and hand basin

### First Floor

Bedroom	Dual aspect. Spacious double bedroom with new carpets (to be fitted) leading through to:
Bathroom	Fitted white bathroom suite comprising shower over bath with white tiling surround, WC and wash hand basin. Fitted cupboard.

Outside The property is accessed off a shared private drive. A pedestrian gate leads to the front door. Double wooden gates lead to a parking space and mature garden. Further off road car parking is available. Outbuildings house boiler and provide storage.

Services The property is connected to the mains electricity, water and sewage.

Outgoings and Council Tax The tenant is to pay the Council Tax and all other outgoing relating to the property. The property is in Council Tax Band C for and the standard charge for 2016/2017 payable to Cotswold District Council will be £1505.00.

Energy Performance Certificate An Energy Performance Certificate is not required as this is a listed building.

**The Tenancy Term** The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

Rent The prospective tenant is asked to pay £670 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews The National Trust carries out rent reviews of the property every two years to market value.

Deposit No rent deposit is payable. The National Trust has now decided that rent deposits will not be taken on the grant of residential tenancies.

Insurance The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.

Repairing Responsibilities (Summary) **The Trust** will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.  
**The Tenant** will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

Sub Letting The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

## **Viewings and Further Information**

**Viewings** Viewing day to be confirmed with **viewings strictly by appointment only**

**Contact** Hannah Hutchinson **Tel:** 01451 843046  
**Email:** [Hannah.hutchinson@nationaltrust.org.uk](mailto:Hannah.hutchinson@nationaltrust.org.uk)  
Sherborne Park Estate Office, Sherborne, Cheltenham, GL54 3DW

**Legal/Admin  
Fee**

The successful applicant will be required to pay £150 (including VAT) to cover the National Trust costs of gaining the required references and preparation of the Tenancy Agreement. Payable in advance of credit checks and non-refundable.

For further information about being a National Trust tenant, visit [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

**Note**

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information given should not be relied upon as a statement or representation of fact.

Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

The National Trust reserves the right of not having to accept any offer received for this property.