



Twyford, 10 Milton Street, Fairford, Gloucestershire, GL7 4BN

£950 PCM

- Two double bedrooms
- Dining area
- Three storey cottage with views
- Kitchen
- Sitting room
- Garden

Twyford, 10 Milton Street, Fairford, Gloucestershire, GL7 4BN

A two bedroom three storey cottage situated a few minutes walk to the market place of the popular Cotswold market town of Fairford. Enjoying views to the rear over the water meadow, the main accommodation offers a sitting room, dining area, refitted kitchen, cloakroom, two double bedrooms and a bathroom. Outside are gardens to the rear.

EPC Rating- TBC Council Tax Band- C Heating type – Gas

Current Electric Provider- TBC Current Gas Provider- TBC Water Supplier- Thames Water

Length of Tenancy- 12 Months

Deposit- £1,096.15 (5 Weeks Rent)

Holding Fee- £219.23 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: C



ENTRANCE PORCH

Half obscure glazed entrance door. Obscure glazed panelled door and sidescreen.

SITTING ROOM

13'7" x 0'0"

Window to front with window seat. Pebble effect gas fire as fitted. Exposed timbers. Television point. Recess shelving. Radiator.

DINING AREA

Exposed timbers. Staircase to first floor. Understairs cupboard. Radiator.

KITCHEN

12'7" x 6'2"

Window and door to garden. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further range of refitted units. Tiled splashbacks. Four ring Diplomat hob with extractor above and built in oven below. Space and plumbing for automatic washing machine. Breakfast bar.

CLOAKROOM

Obscure glazed window to rear. Low level WC. Wall mounted wash basin. Tiled splashbacks. Radiator.

LANDING

Doors to rooms. Staircase to second floor. Velux window to rear.

BEDROOM TWO

13'1" x 12'0"

Window to front. Radiator. Exposed timbers.

BATHROOM

7'7" x 6'11"

Glazed panelled window to rear with open views across the water meadow. Suite comprising of a panelled bath with mixer tap shower. Pedestal wash basin. Low level WC. Tiled surrounds. Radiator.

LANDING.

BEDROOM ONE

13'1" x 12'0"

Window to front. Additional velux window. Built in airing cupboard with a Worcester boiler for domestic hot water and central heating. Radiator.

OUTSIDE

The rear garden is enclosed by timber fencing and block walling. Concrete patio area. Cotswold stone retaining wall. At the point of going to market, the landlords advise that they will gravel or shingle the rear garden for ease of maintenance. Outside tap. Stone built store.

FAIRFORD

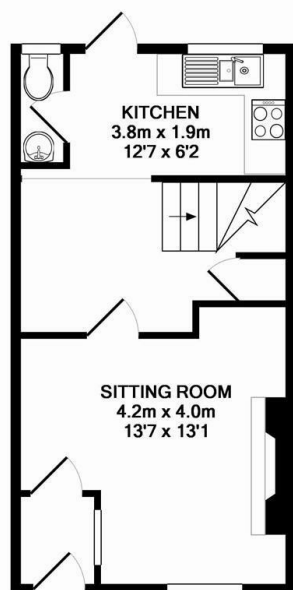
Fairford is a small market town in Gloucestershire.

The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon.

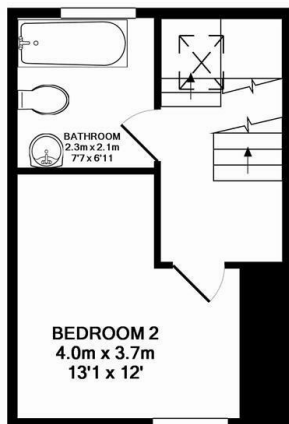
Nearby are RAF Fairford and the Cotswold Water Park.

The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The school is judged to be of outstanding standard, having achieved grade 1 in its Ofsted inspection in 2010.

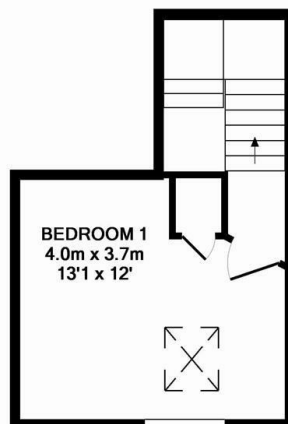
The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. Built in the early 1490s, the church is an example of late Perpendicular Gothic architecture that is characterised by slim stone window mullions and light but strong buttresses. Grade 1 listed by English Heritage, St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country.



GROUND FLOOR
APPROX. FLOOR
AREA 31.4 SQ.M.
(338 SQ.FT.)



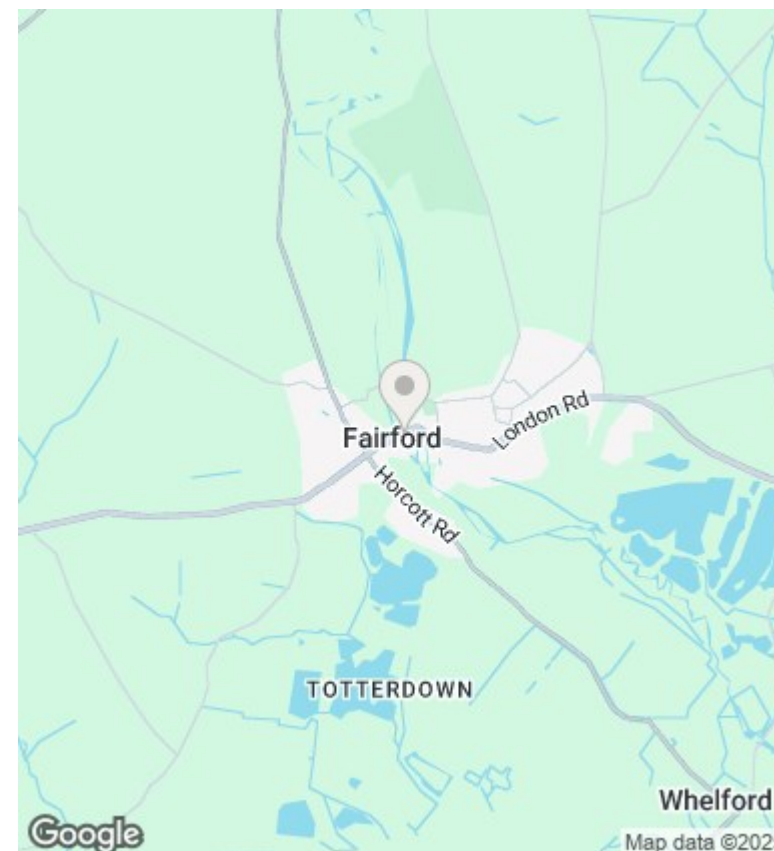
1ST FLOOR
APPROX. FLOOR
AREA 22.3 SQ.M.
(240 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 19.0 SQ.M.
(204 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.8 SQ.M. (783 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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Directions

From the Market Place turn right and across the bridge into Milton Street. The property is a short distance on the right.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		