



Lovat Cottage - To Let

Withington Cheltenham Glos GL54 4BB



A charming single storey barn conversion in a lovely Cotswold village

- Lovely Stone Barn Conversion • Two Double Bedrooms • Part Furnished • Kitchen Appliances provided • •
- Good sized Gardens • Energy Efficiency Rating D.

£1,450 pcm



Adams Estate Agents
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DESCRIPTION

A beautifully presented 2 bedroom ground floor Barn Conversion To Let in the lovely Cotswold village of Withington approximately 8 miles from Cheltenham. Entrance Hall, Spacious Sitting Room with beams and woodburner, fitted Kitchen with appliances, 2 double Bedrooms (one with En-suite Shower). Good sized garden with lots of parking. Underfloor heating. Tenants will be required to pay a **Holding Deposit of £330** (c.1 weeks's rent) and to pass online referencing. EPC rating tbc. Council Tax Band C. **12 Month tenancy. £1,600 Damage Deposit required.**

TENANT APPLICATIONS

Once a let is agreed, Tenants will be required to pay a 'Holding Deposit' of ONE WEEK'S RENT (per tenancy) to make an initial reservation of a rental property. Referencing will then be carried out on tenants before proceeding with the tenancy. It may be necessary for you to supply details of a Guarantor (who may also need to be referenced). Please Note: The Holding Deposit will be withheld if any relevant person (including any guarantor(s)

withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) - Five week's rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) - Six week's rent.

This covers damages or defaults on the part of the tenant during the tenancy.

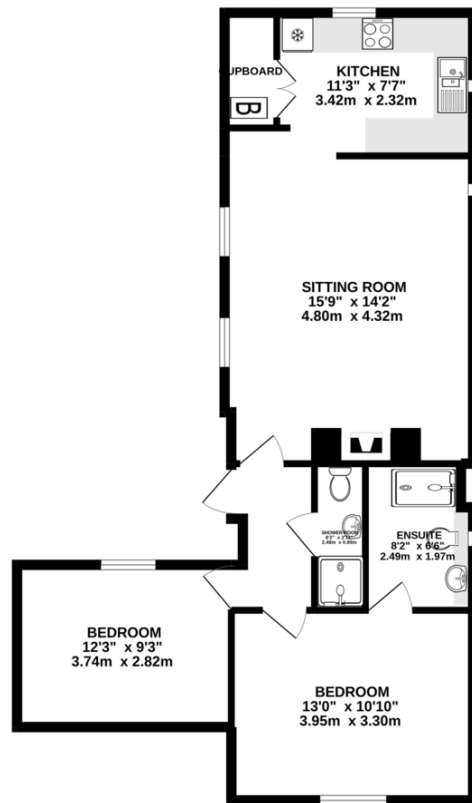
Unpaid Rent and other permitted default fees can apply during the tenancy (see our website for details)

ADAMS CLIENT MONEY PROTECTION IS VIA ARLA PROPERTYMARK. REDRESS SCHEME: THE PROPERTY OMBUDSMAN (TPO).

VIEWING by prior appointment with the owners
Agents: Adams Estate Agents Winchcombe on 01242 603601.



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

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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FOR CLARIFICATION we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are approximate and rounded and are not to be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, whether fitted or not, are deemed removable by the vendor unless specifically itemised in these particulars. If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property.

