



The Cottage, Wellinghill House London Road, Charlton Kings, Cheltenham,  
GL53 6HT  
£1,850 Per month

**TO LET**



- Two Double Bedrooms
- Peaceful, Yet convenient location
- Wood Burning Stove
- Stunning Views
- Council Tax Band - To be banded
- Fully Furnished
- Off Road Parking
- Oil Fired Central Heating
- Good Quality Fixtures and Fittings
- EPC Rating - C



## Directions

## THE PROPERTY

A lovely two double bedroom, fully furnished cottage situated in Charlton Kings on a private road with stunning countryside views.

The property has been recently converted and provides flexible living accommodation which has been finished to a great standard throughout. Briefly comprising of an entrance porch, spacious fully fitted kitchen dining room with seating space and integrated appliances, large inner hallway which would make a great home office space, cosy sitting room with wood burner, utility room with washing machine and tumble dryer, two large double bedrooms and a stylish bathroom with shower. The property is warmed by oil fired central heating.

Externally the property has off road parking for two cars and a small paved area which could be used for seating.

The property is not currently separately banded for Council Tax, so this is paid to the landlord at £150 per calendar month. The oil and electricity are on sub meters and the landlord will bill the tenant for their usage monthly. Water rates are included in the tenancy.

One cat would be accepted but the Landlord subject to a standard pet clause, dogs are not permitted at the property.

## SITUATION