

established 200 years

Tayler & Fletcher



The Barn, 11 London Lane, Ascott Under Wychwood OX7 6AN

£1,250 PCM

LET AGREED An immaculate stone converted barn with one bedroom, garden and parking in the centre of Ascott Under Wychwood.

To Let unfurnished, with some white goods, for 12 months and including Council Tax charges.

Deposit £1,442

taylerandfletcher.co.uk

Location

Located in the Cotswolds, Ascott-under-Wychwood lies in the Evenlode Valley some 6 miles from both Burford and Chipping Norton. The village has a population of around 420 and it is surrounded by open countryside and enjoys beautiful panoramic views. The village benefits from a railway station, a community operated village shop, pre-school, independent school, public house and Holy Trinity Church.

Description

The Barn is a detached Cotswold stone barn conversion situated in a central village location. Refurbished to a high standard with underfloor heating and flagstone floors, light open plan kitchen dining sitting room with large window to front with blind and open pitched ceiling with beams, bedroom and shower room. Parking and outside space.

Entrance

Wooden door into kitchen area

Open Plan

Kitchen Area

Wall and base units with worktop over, integrated appliances include slimline dishwasher, washing machine, fridge freezer, oven, hob and extractor hood. Lights to base units and under counter. Velux windows with electric opening/closing remote control and automatic close when raining. Underfloor heating, breakfast bar, exposed beams to ceiling, flagstone floor.



Dining/Sitting Area

Large window to front with blind, exposed stone wall, beams to ceiling, wired home audio system, flagstone floor, under floor heating.



Bedroom

Window to side with curtains, exposed beams to ceiling, wired home audio system, flagstone floor, under floor heating.



Shower Room

Shower cubicle with drench shower, wash hand basin in vanity unit with mirror over, wc, chrome heated towel rail, Velux rooflight.



Outside

Stone built outbuilding housing gas boiler and small amount of space for storage, garden area and parking.



Parking

Parking for two cars.

Local Authority

West Oxfordshire District Council, Woodgreen, Witney
OX28 6NB
Tel: 01993 702941

Services

Gas fired boiler in stone outbuilding, underfloor heating throughout, electric and water. Council Tax is included in the rent.

Holding Deposit

A holding deposit of one week's rent £288 is requested to secure the property whilst credit and reference checks are being made, which then goes 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).

Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,442 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.

Rent

£1,250 per month excluding bills.

Energy Performance Certificate

EPC rating C

Restrictions

Not suitable for children or pets
Non smokers only

Agent's Notes

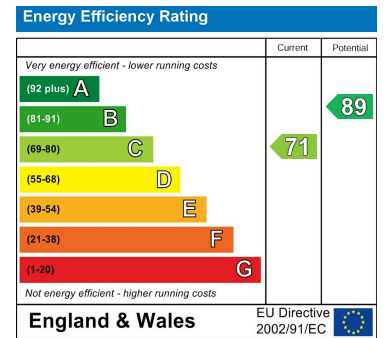
This property will not be managed by Tayler & Fletcher.

Floor Plan

Area Map



Energy Efficiency Graph



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