

established 200 years

# Tayler & Fletcher



The Lodge, Signett Hill, Burford OX18 4JE

**£1,800 PCM**

*LET AGREED Detached three bedroom house with mature gardens and off road parking and garage. Situated in rural location half a mile south of Burford, 10min walk to Burford School and town centre. Two reception rooms, kitchen, utility, downstairs cloakroom. three bedrooms and bathroom. Double glazed with oil central heating.*

**Deposit £2,076**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)



## Directions

From Tayler & Fletcher Burford Office, take the A361 up the hill to the A40 roundabout, take the last exit to A40 Cheltenham. Drive past Burford School and take next left sign posted towards Westwell. The Lodge is situated half a mile down the single track lane on the left hand side.

What3Word Location

///inherits.crucially.salutes.

## Location

The Lodge is located just a short walk away from Burford School and town centre with shops, local restaurants and transport links into Witney and Oxford.

Burford is known as the gateway to The Cotswolds and is a vibrant little market town with a famous High Street, a medieval church and museum.

## Description

The Lodge is located on the outskirts of Burford on the edge of a working farm surrounded by open countryside. This detached house is constructed of stone with double glazed windows. The house has comfortable accommodation with an entrance porch, with staircase hall, two reception rooms, one with an open fire and patio doors to garden. Kitchen, pantry, utility room, cloakroom.

On the first floor there are two double bedrooms and one single plus family bathroom.

There is off road parking for up to three cars and a garage.

## Porch and Entrance Hall

Enclosed porch to part glazed front door leading to entrance hall, with solid wood flooring stairs leading to first floor



## Sitting Room

To the right of the entrance hall, is a large reception room with open fire and patio doors to garden . Fully carpeted with double glazed patio door and window.



## Family Room

To the left of the entrance hall, is a second reception room with double glazed windows and full range of storage cupboards.



## Kitchen with walk in larder

To the back of the hall, there is a quarry floored kitchen with walk in larder and large Welsh dresser. BEKO double oven cooker and kitchen units



## Utility and Cloakroom

Door from kitchen leads to utility with walk in storage. Oil boiler, and worktop. Cloak room with WC and wash basin

## Bedrooms

Upstairs on the first floor are 2 double bedrooms and one single, all with double glazed windows, fitted carpets and wardrobes.



## Bathroom

Bathroom is fitted with large bath with electric shower, WC and wash basin. and extractor fan. Double glazed window.

## Outside

The Lodge is approached via a private shared access drive, There is a pair of iron drive gates leading to a single garage and parking for two/three cars. The front garden is behind a Cotswold stone wall, with small front gate for access to front door. The front garden is laid to lawn with borders of roses. The main lawn has a row of mature apple trees. There is a small workshop/outbuilding to the rear of the house, where the oil tank is located.



## Local Authority & Council Tax

Band E Rate payable 2023/2024 £2,706.53

West Oxfordshire District Council

Woodgreen Office

Council Offices,

Witney,

OX28 1NB

Tel: 01993 890000

## Broadband

To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.gov.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker).

## Services

Mains electricity, regulation 8 water supply, cesspit drainage are connected to the property. Oil fired central heating. This property is served by a private water supply from distributor Thames Water

## Holding Deposit

A holding deposit of one week's rent £414.38 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go 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 £2,076.92 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.

## Energy Performance Certificate

EPC Rating E

## Restrictions

Non Smokers

Children and a pet by arrangement

## Disclosure

The landlord of this property is associated with Tayler & Fletcher

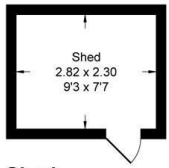
# Floor Plan

Approximate Gross Internal Area = 117.66 sq m / 1266 sq ft

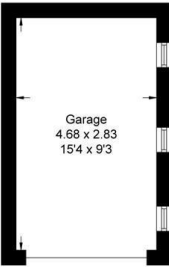
Garage = 13.24 sq m / 143 sq ft

Shed = 6.49 sq m / 70 sq ft

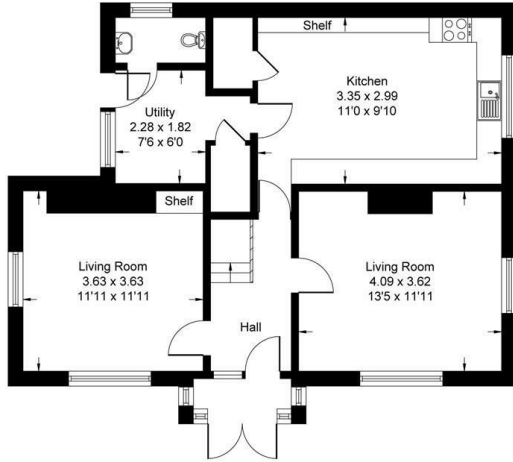
Total = 137.39 sq m / 1479 sq ft



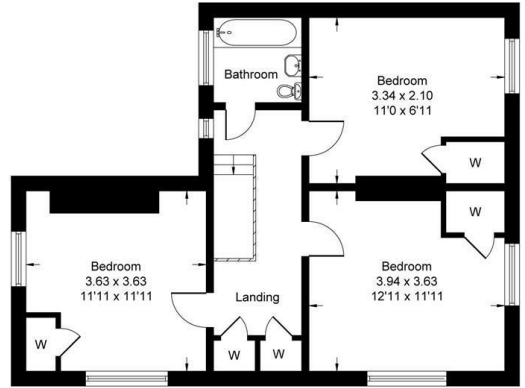
Shed



Garage



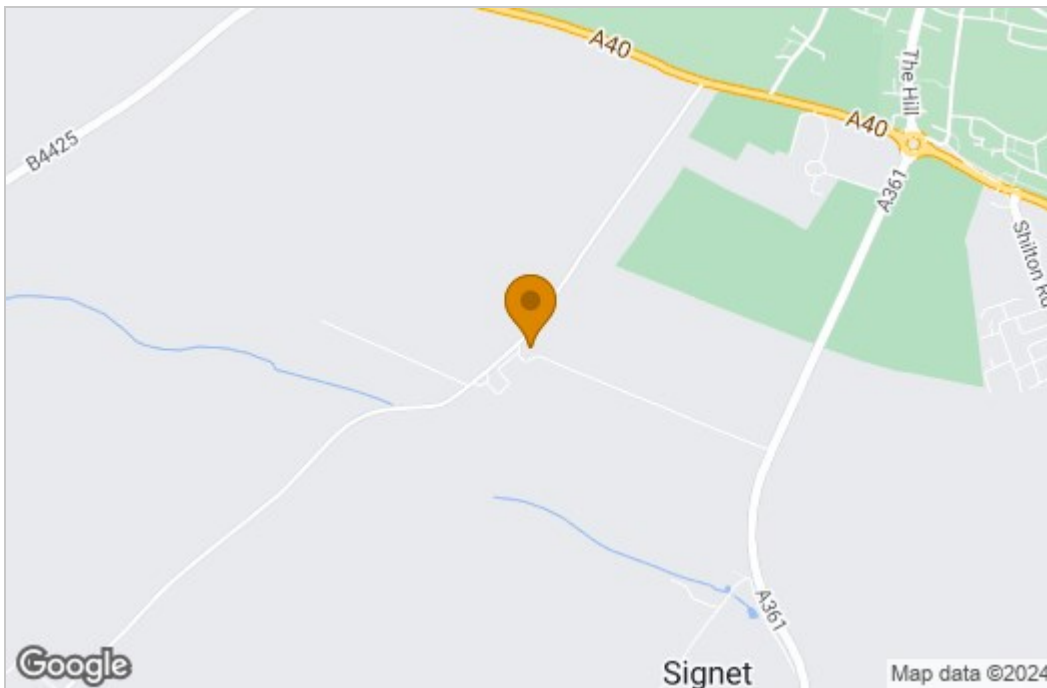
Ground Floor



First Floor

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.