

established 200 years

Tayler & Fletcher



Garden Studio, New Banks Fee, Longborough GL56 0QF

£675 PCM

A Studio Apartment situated in an attractive rural location on the edge of the Village of Longborough.

To let part furnished for 12 months possibly longer.

Gas and water are included in the rent. Suitable for single occupant.

Deposit £778

taylerandfletcher.co.uk

Directions

From Stow-on-the-Wold, take the A424 towards Broadway. After about 3 miles turn right sign posted Longborough. Take the second driveway on the right opposite the '20 mph Longborough' sign. The parking area is on the left and the property is up the stone steps to the right and across the lawn.

Location

Longborough is a delightful Cotswold Village which stands in an elevated position with superb views over the surrounding countryside. The village amenities include an excellent Village Store, a C of E Primary School and a local Pub. St James' is the Parish Church and the Village boasts an Opera House at The Longborough Opera, with a season that runs through June and July. Moreton-in-Marsh and Stow-on-the-Wold are both approximately 3 miles distant providing every day shopping, business and educational facilities. There are regular trains to London, Paddington from Moreton-in-Marsh and Kingham stations.

Description

Garden Studio is located to the side of the Estate Office and Main House. It is in a quiet and attractive location surrounded by garden with stunning views.

Paved steps lead down to a terrace, off which glazed double doors lead into:-

Living Area 21'2" x 19'3" (6.45 x 5.87)

Windows to the front and east aspect, curtain poles and curtains, carpet, two radiators, recessed ceiling lights, TV aerial, shelving unit.

Compact mini Kitchen comprising new 2 ring hob, single drainer stainless steel sink unit, under counter fridge with freezer box. Microwave.

Sleeping area separated by free standing cupboards with hanging rails and shelving unit.

Door to Utility cupboard

Door to Bathroom

Door to Pantry

Pantry

Wall and base cupboard units, worktop, open shelves, extractor fan.

Utility cupboard

Washing machine, shelf over, hanging rail.

Bathroom

Tiled floor, half size deep bath with shower unit over, shower curtain. Wash hand basin with mirrored tiles over, WC, heated towel rail radiator, opaque window.

Outside

Paved area.

Parking for 1 vehicle.

Services

Mains water, drainage, gas and electricity are connected to the property. Gas and water are included in the rent. Telephone connection is subject to the British Telecom regulations.

Holding Deposit

A holding deposit of one week's rent £155 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 £778 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

The EPC rating is C

Restrictions

Non smokers.

Not suitable for pets or children.

Suitable for single applicant.

Agent's Notes

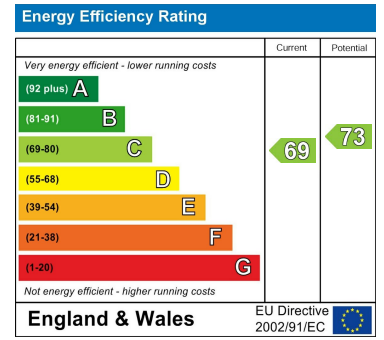
Please note that Tayler & Fletcher will not be managing this property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

Area Map



Energy Efficiency Graph



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.