



TO LET UNFURNISHED

A CHARMING DETACHED ONE
BEDROOM COTTAGE IN A DELIGHTFUL
RURAL LOCATION WITH GARDEN

HOLDING DEPOSIT: £276.92
RENT: £1200.00 pcm
DEPOSIT: £1384.61

NO TENANT APPLICATION FEES

- Entrance Hall
- Kitchen/Living Room
- Guest WC
- Bedroom
- Bathroom
- Enclosed Garden
- Allocated Parking
- EPC Band D

TODENHAM
£1200 PCM

THE CART HOVEL PHILLIPS FARM TODENHAM GL56 9NY

2 ½ miles from Moreton-in-Marsh. 3 ½ miles from Shipston on Stour. 6 miles from Chipping Campden.

A CHARMING DETACHED ONE BEDROOM COTTAGE IN A DELIGHTFUL RURAL LOCATION

Viewing strictly by appointment

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Todenham is a quiet picturesque Cotswold village a short distance North-East of the busy market town of Moreton-in-Marsh. The surrounding countryside offers a wide range of outdoor pursuits and sports, whilst Moreton-in-Marsh offers a comprehensive range of social, retail and restaurants.

Regular mainline railway services from Moreton-in-Marsh provide regular access to London Paddington.

The **Cart Hovel** is a well-presented Cotswold Stone detached cottage, which offers spacious, bright two-storey accommodation. Forming one of several properties in a quiet courtyard setting, The Cart Hovel is a charming, rural, Cotswold cottage suitable for one person or a couple.

THE GROUND FLOOR

Entrance Hall 3.28m x 2.31m (10'9"x7'6") with window to front, quarry tiled floor, single worktop with storage under, space and plumbing for washing machine to side. **Guest WC** with obscured glazed window to front, pedestal wash hand basin, close coupled WC, quarry tiled floor and floor standing boiler. **Kitchen/Living Room** 6.92m x 5.63m (22'8"x18'5") double aspect to front and rear of the property with glazed door opening to rear garden. Quarry tiled floor throughout, exposed stone walls and beams, single worktop to one wall with inset 1½ bowl single drainer sink unit, storage cupboards and drawers under with tiled splashback to work surface. Inset four ring electric hob with single electric oven under and extractor hood over. Staircase rises to:

THE FIRST FLOOR

Landing with window to rear, exposed stone walls, vaulted ceiling and exposed beams. **Bedroom** 5.75m x 4.60m (18'10"x15'1") triple aspect to front rear and side of the

property with Juliet balcony. Exposed beams, stonework and brickwork with vaulted ceiling. **Bathroom** fitted with white suite comprising; panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and close coupled WC. Roof light, window and part tiled walls.

OUTSIDE

To the front of the property, a gravel driveway leads to parking area with outside water supply and outside light. To the rear of the property an enclosed garden is laid predominantly to gravel with ornamental flowerbeds and low-level stone wall. Pedestrian gate returning to the front of the property.

GENERAL INFORMATION

Directions: GL56 9NY
From Moreton-in-Marsh leave the town heading North on the A429 Fosseway and take the turning on the right into Todenham Road after crossing the railway line. Continue for 2.5 miles where Phillips Farm will be found on the left-hand side.

What3Words ///terms.stint.acrobat
Services

Mains water (metered), drainage and electricity are connected to the property. Oil-fired central heating. Ofcom Broadband availability: Ultrafast. Ofcom Mobile outdoor coverage- likely: 3, EE, O2 & Vodaphone.

Private parking space for two cars. EV charging - none

Council Tax

Payable to Cotswold District Council. Listed in Band D

Energy Performance Certificate

Current: 63 Potential: 77 Band: D

Tenancy

The property is available to let for a period of twelve months at a rent of £1200 per calendar month, inclusive of water rates and drainage, exclusive of council tax, electricity, telephone, internet charges.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. The property is part of a small courtyard development, managed by the landlord and the landlord lives on site.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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