

IMMACULATELY
PRESENTED



Cottage (EPC Rating: E)

BOUNDARY COTTAGE, WILLERSEY HILL, WR12 7LE

PCM

£1,700

AVON
ESTATES
SALES & LETTINGS

 2  1  1  E

2 Bedroom Cottage Located Near Broadway

A charming two double-bedroom semi-detached cottage made of Cotswold stone. Here are the key details:

Construction: The cottage is constructed of Cotswold stone, giving it a traditional and visually appealing appearance.

Interior Layout:

Kitchen: The front door leads into a well-fitted kitchen with modern painted units. It includes a four-ring electric hob with a cooker below.

Sitting Room: The sitting room has a dual aspect, providing wonderful views to the rear, particularly towards 'Table Mountain.' It features a fireplace with a cast iron wood-burning stove and exposed beams.

First Floor:

A winding staircase leads to the first floor.

Bedrooms: There is a double bedroom on this floor.

Bathroom: The bathroom is well-fitted and includes a panelled bath, washbasin, WC, and a glazed shower cubicle with a power shower.

Second Floor:

On the second floor, there is another double bedroom with a built-in wardrobe, exposed timbers, and beautiful views.

External Features:

The property backs immediately onto open farmland, offering spectacular views.

The garden is located on the opposite side of the road and is laid to grass. It includes a variety of shrubs and bushes.

There is a gravelled parking area.

Additional Information:

No pets are allowed.

Energy Rating = E.

Council Tax Band = C.

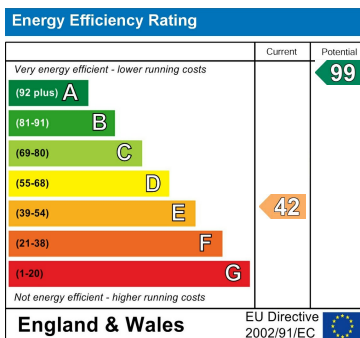
Overall, the cottage seems to offer a blend of traditional charm and modern conveniences, with picturesque views and a well-maintained garden. The external setting against open farmland adds to the appeal of the property.

Deposit: £1960 which is returnable in full subject to the satisfactory condition of the property at the end of the term.

Holding Deposit - £390(no VAT) may be requested to secure a property (subject to references, contract & landlords approval). Non-refundable if the tenant withdraws. Otherwise used towards first rent or deposit, after signing the tenancy agreement.

Council Tax Band = C

Energy Performance Graph = E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.