



3 The Butts, Poulton, Gloucestershire, GL7 5HY

£1,495 Per Calendar Month

- Two bedroom cottage
- Bathroom
- Sitting room
- Courtyard garden
- Refitted kitchen/dining room
- Furnished or unfurnished optional on first tenancy

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A two bedroom end of terrace cottage situated in the highly desirable Cotswold village of Poulton, the larger centres of Fairford and Cirencester being a few miles drive away. The accommodation offers a sitting room, refitted kitchen/dining room, two bedrooms and a bathroom. Outside is a courtyard garden.

EPC Rating- E
Council Tax Band- C
Heating type – Electric

Current Electric Provider- TBC. Current Gas Provider- No gas. Water Supplier- Thames Water

Length of Tenancy- 12 Months
Deposit- £1,725 (5 Weeks Rent)
Holding Fee- £345 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: C



SITTING ROOM

11'1" x 9'10"

Entrance door. Window to front with window seat. Wooden flooring. Minster stone fireplace. Radiator. Understairs cupboard.

KITCHEN/DINING ROOM

16'2" x 10'5"

French doors with sidescreens to the courtyard garden. One and a half bowl ceramic sink unit with mixer tap inset into a granite worksurface with cupboard below. Further range of refitted wall and base units, Four ring Bosch electric hob with extractor canopy over and built in Bosch oven below. Integrated Beko dishwasher and washer dryer. Integrated Bosch fridge freezer. Further range of fitted cupboards. Wooden flooring. Radiator. Staircase to first floor.

LANDING

Exposed timber.

BEDROOM ONE

11'1" x 9'10"

Window to front. Radiator. Exposed timber. Built in airing cupboard.

BEDROOM TWO

10'5" x 7'0"

Window to rear. Radiator. Roof access. High level cupboards.

BATHROOM

7'1" x 5'7"

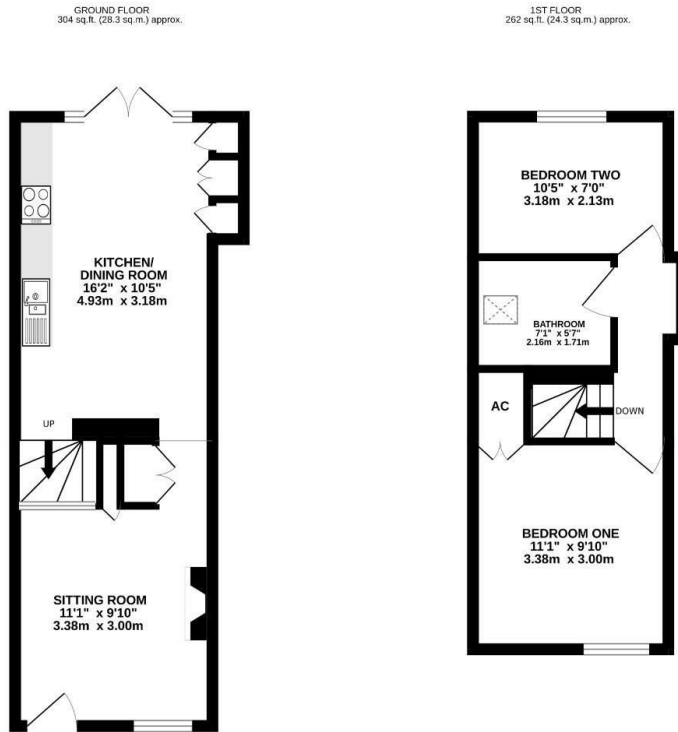
Skylight window to side. Suite comprising of a panelled bath with shower above, vanity unit and a low level WC. Tiled flooring and surrounds. Radiator.

OUTSIDE

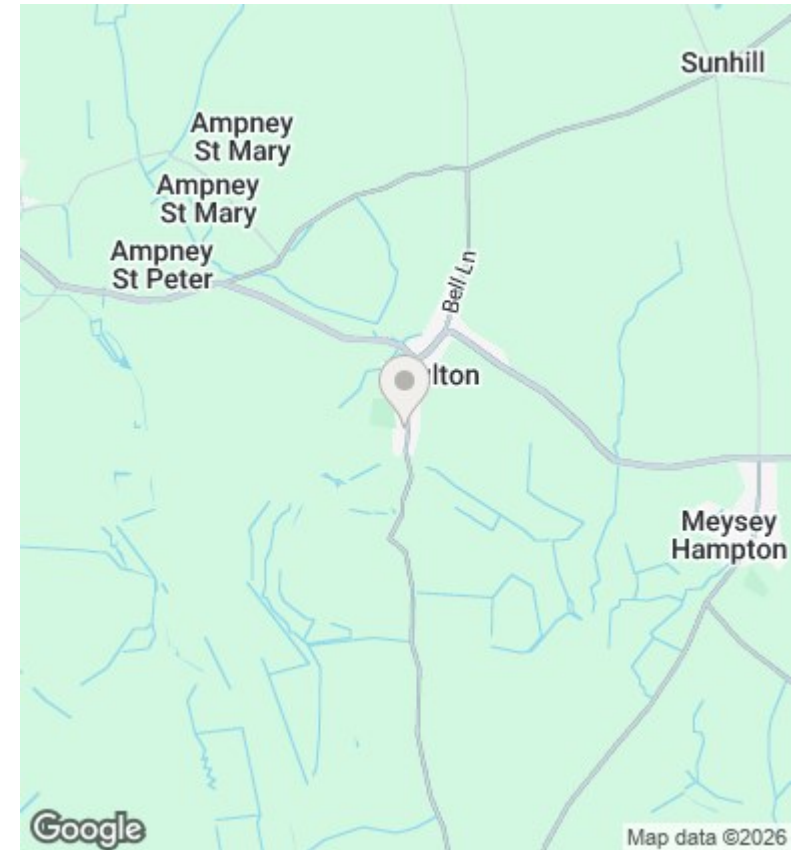
There is a small courtyard garden that could accommodate a small table for al fresco dining. Gate to side.

POULTON

Poulton is a village in Gloucestershire. It lies in the south of the Cotswolds, an Area of Outstanding Natural Beauty. There was a parish church at Poulton by at least 1337. The current parish church, dedicated to St Michael and All Angels was built in 1873. Poulton is a good sized village about 6 miles East of Cirencester with a church and a pub within walking distance. The market town of Fairford provides a range of amenities including supermarkets, doctor, dentist and a weekly outdoor market.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Fairford, proceed towards Cirencester. On entering Poulton, bear left at the Falcon pub along Cricklade Street. The Butts is towards the end on the right.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

