



HOLMANS
ESTATE AGENTS

11 Mead Close, Moreton-in-Marsh, Gloucestershire, GL56 0LY

£1,200 Monthly

Property Description

Positioned at the entrance to a quiet residential cul-de-sac at the centre of Moreton-in-Marsh, within easy walking distance of the station and close to the Old Town and St David's church, this semi detached, two storey, two bedroom townhouse was built in the late 1980s and will be of appeal to young couples looking for easy access to the town centre and St David's Primary School.

The property has a distinctive angular shape allowing for interestingly sized rooms, particularly noticeable in the well fitted kitchen which has a small dining area and a built in oven and hob. There is a conservatory extension to the rear with an outlook over the southerly-facing enclosed rear garden. The property has gas fired central heating from a modern combination boiler and a recently renewed bathroom at first floor level in addition to a ground floor cloakroom. The property also has all-important off street parking for two vehicles.

Mead Close is located just off Warneford Place around 200 yards from the attractive High Street of Moreton-in-Marsh, where there is a wide range of shops and hostelrys; the town has its own railway station with links to Oxford and London Paddington and has three supermarkets and a community hospital.

Accommodation Comprises

Hall

Radiator. Coat hanging area.

Cloakroom

Two piece suite in white, low flush wc and wall-mounted wash hand basin and a single radiator.

Sitting Room

(13' 9" x 13' 10") or (4.19m x 4.22m)

Built in under stairs storage cupboard, open plan staircase with a stained pine banister and a battened balustrade, moulded timber surround, a composite marble hearth, living flame gas fire. Double radiator, TV aerial point and double doors leading on to the conservatory. Fittings for TV and Sky.

Conservatory

(7' 9" x 10' 8") or (2.36m x 3.25m)

A southerly aspect taking full advantage of the sun most of the day with a well screened outlook over the rear garden.

Kitchen

(13' 8" x 4' 8") or (4.17m x 1.42m)

Granite-style laminate worktops, fitted to two sides with inset stainless steel sink unit, single drainer and mixer taps. Space and plumbing for an automatic washer. Five base cupboards, five matching wall mounted cupboards with a peninsular cooker hood over a split level four ring gas hob and built in electric circatherm oven below. Single radiator. Tiled surround to work surfaces. Built-in extractor and a UPVC door leading to the rear garden. Oak-style laminate flooring.

Landing

Access to the loft space, a single radiator, smoke alarm and a gallery style battened balustrade, airing cupboard with a Worcester combination boiler for instantaneous hot water and gas fired central heating which was renewed 2011.

Bedroom 1

(11' 7" x 10' 10") or (3.53m x 3.30m)

Single radiator, TV aerial point and a built-in double wardrobe.

Bedroom 2

(8' 11" x 7' 6") or (2.72m x 2.29m)

Single radiator, southerly outlook over the rear garden.

Bathroom

Three piece suite in white, contoured wash hand basin above two double cupboards, close-coupled low-flush WC, cupboard to one side and contoured, panelled bath with curved shower screen, mixer tap with hand held shower spray, and rain shower head. Inset spotlights to the ceiling, built-in extractor, single radiator, part-tiled walls and dark oak-style Karndean flooring.

Outside

Rear Garden

(26' 0" x 25' 0") or (7.92m x 7.62m)

Southerly-facing rear garden with a lawned area, central trellis, a patio which is immediately adjacent to the property, flower and shrub borders, a timber shed, gated access leading to the side garden, gravelled area with off-street parking for two vehicles and well stocked shrubbery areas.

Terms & Conditions

Available immediately.

Unfurnished.

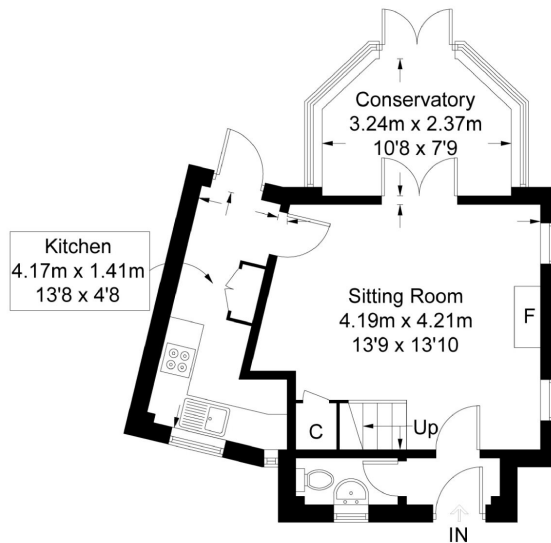
Rent: £1,200.00 pcm payable monthly in advance by standing order.

Holding Deposit £276.00. This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security Deposit: £1,380.00 (refundable at the end of the tenancy subject to a final inspection).



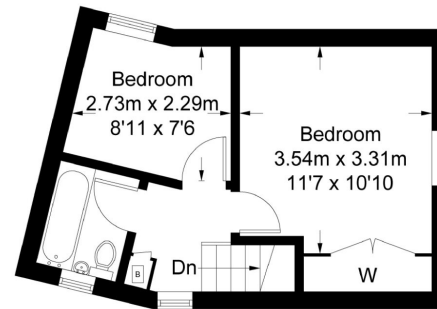
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Ground Floor

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID196188)



First Floor

Directions

Turn left continuing South along the High Street across two mini roundabouts, turning left into Church Street just after the Manor House Hotel. Continue past the Church and at the following crossroads continue straight on into Warneford Place and then take the next turning on the left, Mead Close is then dead ahead and this is the first property on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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