



Lowlands Horton Road, Horton, Chipping Sodbury, S. Glos, BS37 6QH

£1,995 PCM

Recently extended and beautifully refurbished home located in the sought after village of Horton. Accommodation comprises of a light and airy lounge, stunning kitchen/breakfast room, office, utility room and cloakroom on the ground floor and 4 double bedrooms, two with ensuite shower rooms and a bathroom on the first floor.

The property benefits from views overlooking open countryside from all principal rooms, outside there is a rear garden with patio, large lawned area and a useful store. To the front there is parking for several vehicles.

Video Tour Available to View Online Now.

ENTRANCE HALLWAY



Radiator, UPVC double glazed windows to the sides of the type found throughout the property, wood effect laminate flooring of the type found throughout the ground floor, staircase to first floor with cupboard under, doors to lounge, office, utility room, cloakroom and kitchen/dining room.

CLOAKROOM

WC, basin with storage cupboards under, radiator, extractor, window to rear.

LOUNGE 10'9" x 12'9" av. (3.30m x 3.91m av.)



Window to front, feature fireplace, radiator, TV point, telephone point, door to hallway.

KITCHEN/DINING ROOM 31'9" x 12'9" (9.70 x 3.91)



Stunning space with windows to all elevations, range of hi-gloss wall and base units with laminate worktops over, inset stainless steel sink, breakfast bar, inset ceramic hob with stainless steel extractor over. Inset single electric oven, integral microwave, fridge/freezer and dishwasher, patio doors to rear garden, underfloor heating.

OFFICE 9'1" x 6'9" (2.79 x 2.08)



Patio doors to the rear garden, radiator, telephone point, door to hallway.

UTILITY ROOM



Range of hi-gloss wall and base units with laminate

worktops over, inset stainless steel sink, space and plumbing for a washing machine and tumble drier. part glazed door to rear garden.

FIRST FLOOR LANDING



Window to front, loft access, airing cupboard housing hot water cylinder, radiator, carpeted flooring, doors to all bedrooms and bathroom.

MASTER BEDROOM 10'4" min x 12'9" (3.17m min x 3.91)



Window to rear, radiator, USB charging points of the type found in each bedroom, carpeted flooring, door to ensuite shower room.

ENSUITE TO MASTER BEDROOM



White suite comprising WC, basin with cupboards under, double shower cubicle, heated towel rail, extractor, shaver point, wood effect vinyl flooring.

BEDROOM 2 10'6" x 12'11" (3.20m x 3.94m)



Window to front, radiator, carpeted flooring, door to ensuite shower room.

ENSUITE TO BEDROOM 2

White suite comprising WC, basin with cupboards under, double shower cubicle, heated towel rail, extractor, shaver point, wood effect vinyl flooring.

BEDROOM 3 12'0" x 9'6" (3.67 x 2.90)



Window to front, built in wardrobes, cupboard, radiator, carpeted flooring.

BEDROOM 4 9'3" x 10'7" (2.83 x 3.23)



Window to rear, radiator, carpeted flooring.

BATHROOM



White suite comprising WC, basin with storage cupboards, 'P' shaped panelled bath with shower over, shower screen, heated towel rail, extractor, shaver point, window to rear, wood effect vinyl flooring.

FRONT GARDEN

Walls to side and front and fence to other side, external lights and tap, electric meter box, trees, gravelled parking area for several vehicles, access to rear garden via side of property.

REAR GARDEN



Fences to all boundaries, overlooking fields to the rear, patio area, lawned area, external lights, external store with external tap, air source heat pump.

HORTON

is a beautiful rural village on the edge of the Cotswolds with stunning countryside surrounds. There is a local village hall, sought after Primary School and the historic Horton Court. Horton has excellent road links to the A46, the M4, Bristol and Bath. The market town of Chipping Sodbury is approximately 2.5 miles away with a High Street dating back to the 12th Century. It offers a wide and eclectic range of shops and established businesses which support the town and attract visitors to the region. There is a selection of both Primary and Secondary Schooling plus Chipping Sodbury offers nearby country walks, a lovely common, golf course, cricket club and many other organisations. The town of Yate has the nearest train station which is approximately 4.2 miles away.

SERVICES

All mains services are connected, except gas. An air source heat pump provides heating via radiators and under floor heating.

COUNCIL TAX BAND

'C' =£1888.26 pa (23-24)

RESTRICTIONS

Kindly note that the following restriction apply to this property: No Pets, No Smoking.

SECURITY DEPOSIT

Please be advised that a security deposit equivalent to 5 weeks rent i.e. £2301 will be required

VIEWING

Video Tour available to view online in the first instance, in person viewings strictly by appointment through: Country Property Services Ltd, Telephone: 01454 321 339, www.countryproperty.co.uk

PERMITTED PAYMENTS & TENANCY INFORMATION

As well as paying the rent and security deposit, you may also be required to make the following permitted payments:

Holding Deposit equivalent to 1 weeks rent

During the tenancy (payable to the Agent/Landlord):

Payment of up to £50 inc VAT if you wish to change the tenancy agreement e.g. This could be making changes to the tenancy agreement to enable:

- a change of sharer in a joint tenancy
- permission to sub-let
- a business to be run from the property
- or any other amendment which alters the obligations of the agreement

Payment of interest for the late payment of rent, at a rate of 3% above the Bank of England Base Rate.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Redress Scheme - Country Property Services Ltd are members of The Property Ombudsman, Membership Number T08037

Client Money Protection Scheme - Country Property Services Ltd are members of RICS, Membership Number 868223

Country Property Services Ltd are Members of ARLA Propertymark & The Guild of Letting & Management and ALL our Lettings Team are Fully Qualified

INSURANCE

It is recommended that tenants ensure they have sufficient means to cover their liability for accidental damage to the landlord's property, furniture, fixtures, and fittings and be responsible for effecting any insurance the Tenant requires for their own possessions. If insurance is taken out please could a copy of the Policy be provided to Country Property Agents for our records before the commencement of the tenancy. FCC Paragon can provide insurance policies for tenants and can be contacted on 0844 375 9604.

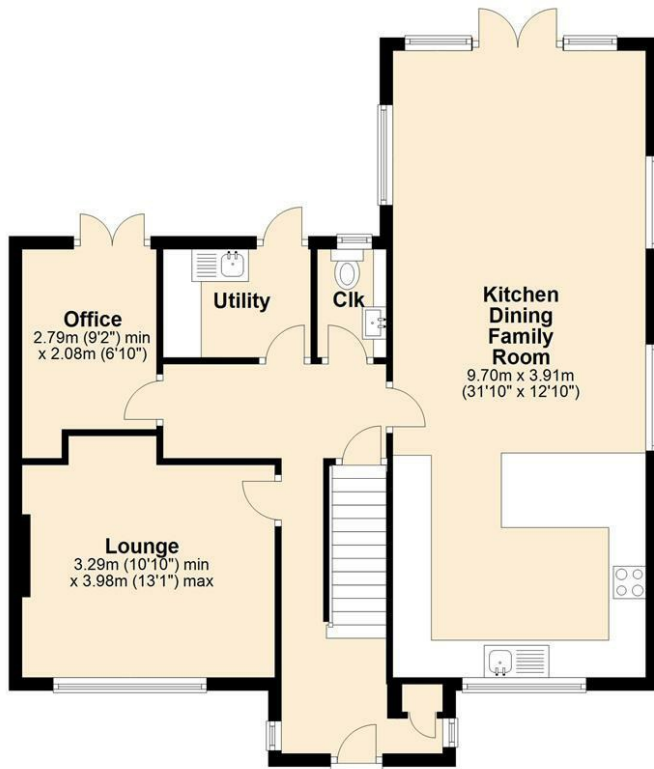
MONEY LAUNDERING ACT

Under the terms of the Money Laundering Act estate agents are required to ask tenants to produce identification documentation. A copy of your passport or driving licence, and a utility bill will be required. We thank you for your co-operation when applying to rent a property in order that your application is not delayed.

Floor Plan

Ground Floor

Approx. 85.8 sq. metres (923.1 sq. feet)



First Floor

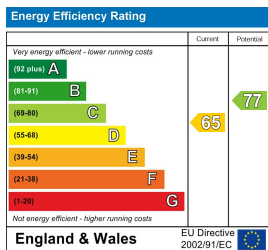
Approx. 74.6 sq. metres (803.3 sq. feet)



Total area: approx. 160.4 sq. metres (1726.4 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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.

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