



COUNTRY
PROPERTY



Villa View, Cotswold Lane

Old Sodbury

£2,500 pcm



Villa View Cotswold Lane

Old Sodbury, Bristol, BS37 6NE

Beautiful detached family home located in the sought after Village of Old Sodbury, within a designated Area of Outstanding Natural Beauty. Accommodation comprises of a lounge, dining/family room, study, kitchen/breakfast room, basement room, utility and cloakroom.

There are 5 bedrooms on the first floor with ensuite shower room to master and a family bathroom, outside you will find a double garage, driveway parking and a wrap around garden with views to the rear across countryside.

- Detached House
- Lounge & Separate Dining Room
- Kitchen/Breakfast Room
- Study, Cloak & Utility Room Area
- 5 Bedrooms with Shower Room to Ensuite
- Family Bathroom
- Wrap Around Garden with Views across Open Countryside
- Double Garage & Plenty of Parking
- Available Mid October
- Energy Efficiency Rating 'D'





Old Sodbury, Bristol

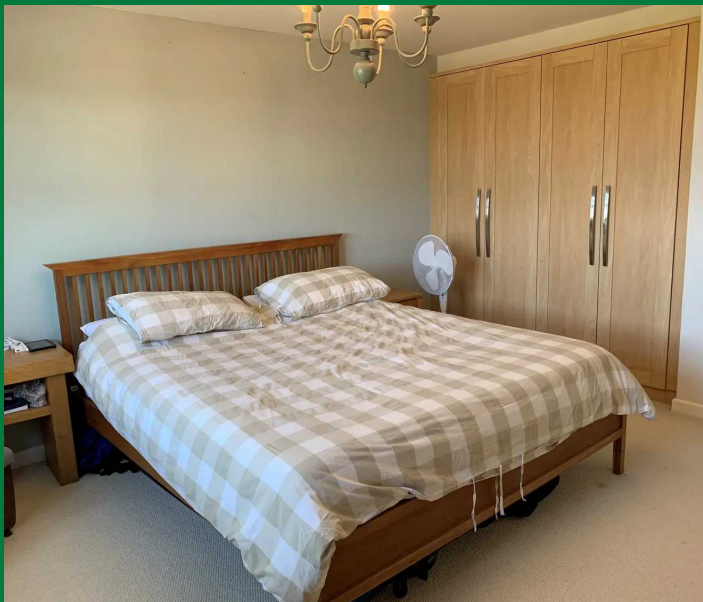
Located in an Area of Outstanding Natural Beauty, Old Sodbury nestles on the edge of the Cotswolds and boasts a sought after local primary and junior school which is rated as 'Outstanding' by Ofsted, church, local store, fuel filling station and public house. Further shopping, educational, leisure and other facilities are available in nearby Chipping Sodbury and Yate.

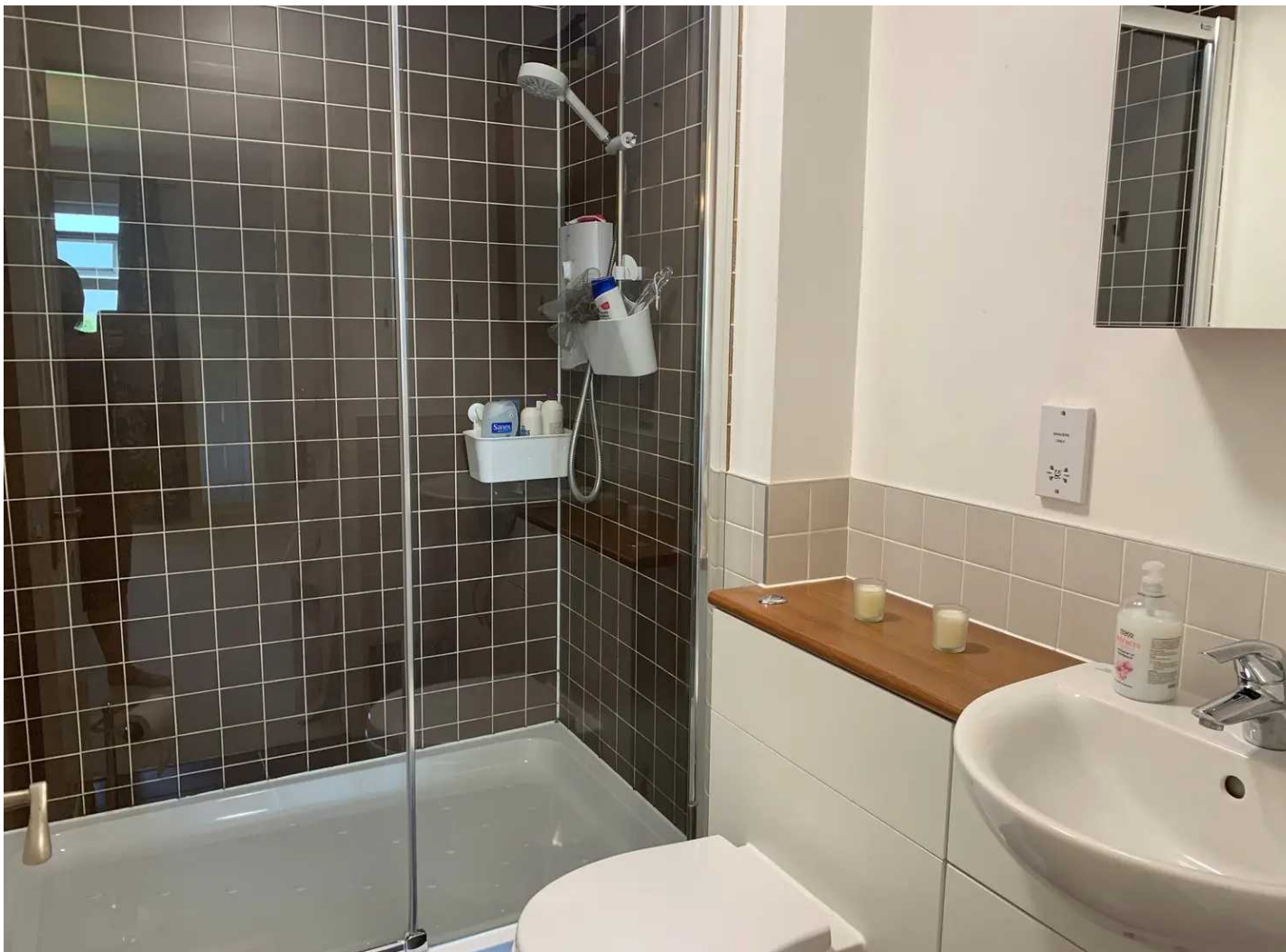
Beautiful detached family home in sought-after Old Sodbury. 5 bedrooms, ensuite to master, wrap around garden with countryside views, double garage, and driveway parking. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





SECURITY DEPOSIT

Please be advised that a security deposit equivalent to 5 weeks' rent will be required.

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.

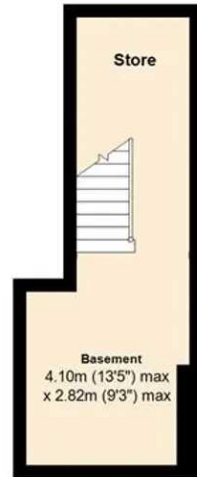
MONEY LAUNDERING ACT

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.



Basement

Approx. 14.9 sq. metres (160.4 sq. feet)



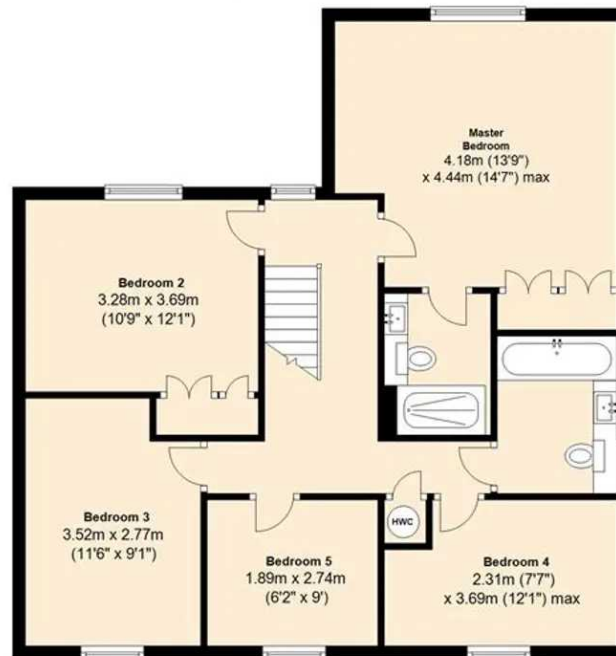
Ground Floor

Approx. 78.6 sq. metres (846.3 sq. feet)



First Floor

Approx. 78.6 sq. metres (845.9 sq. feet)



Total area: approx. 172.1 sq. metres (1852.6 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



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