



The Civic Trust House
Guiting Power

£1,900 PCM

A Newly Refurbished and Extended Four Bedroom Cottage with Three Living Rooms, Cellars, Parking and Garden Enjoying a Central Location overlooking the Village Green

To Let Unfurnished for 12 months (renewable)

The Civic Trust House Guiting Power Glos GL54 5UR

A NEWLY REFURBISHED AND EXTENDED FOUR BEDROOM COTTAGE WITH THREE LIVING ROOMS, CELLARS, PARKING AND GARDEN ENJOYING A CENTRAL LOCATION OVERLOOKING THE VILLAGE GREEN

- 4 Bedrooms
- 3 Reception
- 2 Bathrooms
- Ample Parking
- Garden with south westerly aspect
- Good Views
- Newly Refurbished
- Wood Burning Stoves

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 820913

Guiting Power

Guiting Power is an attractive Cotswold village with the benefit of two inns, Tea Room, Village Shop/Post Office, Play Group and Parish Church. There is a Golf Course at Naunton Downs (2 miles) and Kingham mainline station (Paddington 90 minutes) is 11 miles. Stow-on-the-Wold and Bourton-on-the-Water are 7.5 and 8 miles respectively and each has a good range of facilities to meet everyday requirements. Both towns have excellent schools. Moreton-in-Marsh has a mainline train station servicing London Paddington via Oxford. Cheltenham, about 12 miles, is the principal commercial and cultural centre.

The Civic Trust House

Has just been extended and completely refurbished to a high standard to provide spacious and well appointed living accommodation. The specification includes hardwood doors, wood burning stoves to the three reception rooms, oil-fired central heating and double glazed windows. Outside there is gravelled car parking area and a terraced rear garden with patio areas enjoying a pleasant south westerly aspect. This Listed property fronts onto the Village Green and enjoys good views.



On The Ground Floor:

Reception Hall 14' x 16' max

With inglenook fireplace, stairs out, door to cellar with stone steps.

Kitchen/Breakfast Room 20' x 12'

With range of base and wall units having granite tops, space for cooker range, plumbing for dishwasher, space for fridge/freezer, roof light, glazed double doors to garden, under floor heating.

Utility Room

With Belfast sink, oil-fired boiler and door to garden.

Cloakroom

With w.c. and basin, plumbing for washing machine.

Snug 10' x 10'

With fireplace fitted with wood burning stove.

Living Room/Garden Room 29'

X 15' with fireplace fitted with wood burning stove, wide windows overlooking the garden and glazed doors to the terrace, two roof lights, trap access to second cellar, oak effect floor.



On The First Floor

Landing

With oval window

Bedroom 1 14'6" x 10'10"

With ensuite shower room and w.c.

Bedroom 2 14'6" x 7'3"

With built-in wardrobes.

Family Bathroom

With fitted bath having shower over, basin and w.c.



On The Second Floor

Bedroom 3 11' x 15' max

Bedroom 4 10'5" x 14'8"

Outside

Gravelled Parking Area and rear garden with store shed

Security Deposit

A security deposit of £3800 is payable at the commencement of the Tenancy. This will be refunded at the termination of the Tenancy, upon production by the Tenant to the Landlord of proof of payment of all final service accounts, Council Tax charges etc. The Landlord reserves the right to deduct there from charges in respect of outstanding accounts, dilapidations etc. If any.

Council Tax

Band F. Payment for the year 2016/17 - £2155.40. Cotswold District Council, Trinity Road, Cirencester, Glos , GL7 1PX Telephone 01285 623000

Application Fee

An application fee of £120 (inclusive of VAT) is payable for a single applicant. Where an application is made by two or more persons, then an extra £35 (inclusive of VAT) will be charged per additional person. Cheques should be made payable to Taylor & Fletcher. Completion of the application form is not the guarantee of a Tenancy. A Tenancy will only be granted upon the applicant passing the referencing system, the Landlord having vacant possession of the property, subject to the contracts being signed and the rent and deposit being received in cleared funds.

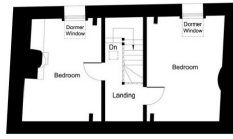
Agreement Fee

£200 plus VAT (shared on a 50/50 basis by the Tenant and Landlord) on the first tenancy and subsequent renewals.

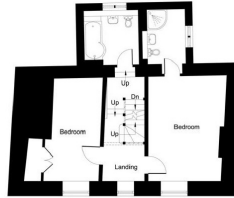
Notes

Children and Pets by arrangement.
The Landlord is a charitable Trust and preference will be given to families or couples living and working in the area.

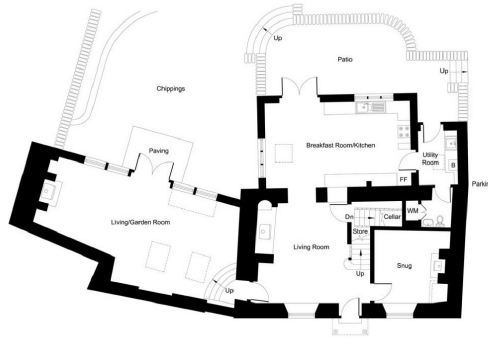
Second Floor



First Floor



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.