



Orchard Row, Icomb

£1,300 PCM

A delightful Cotswold stone three bedroom cottage in the popular village of Icomb. To Let unfurnished for 6/12 months, possibly longer.

Stow on the Wold 3.5 miles. Burford 8.5 miles.
Chipping Norton 10 miles. Cheltenham 20 miles.

3 Orchard Row Icomb Gloucestershire GL54 1JB

A DELIGHTFUL COTSWOLD STONE THREE BEDROOM COTTAGE IN THE POPULAR VILLAGE OF ICOMB. TO LET UNFURNISHED FOR 6/12 MONTHS, POSSIBLY LONGER.

- Hallway
- Cloakroom
- Kitchen
- Conservatory/Dining
- Sitting Room
- Utility Room
- Three Bedrooms
- Bathroom
- EPC Rating E

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 830383

Directions

From Stow-on-the-Wold, take the A436 and after about a mile, bear right onto the B4450 signed Bledington 3 miles. After the bridge and on a sharp left hand bend turn right signed Icomb. Enter into the village of Icomb and continue left, the property will be found on the left down a small path, 3 Orchard Row is the third property along the path. Parking for the property is in a bay on the right hand side of the main road.

Location

Icomb is a small Cotswold village of mainly period houses. It is situated about 3 miles from Stow-on-the-Wold where there is a varied selection of shops. Icomb is conveniently placed for such centres as Cheltenham (18 miles), Stratford-upon-Avon (24 miles), Evesham (18 miles) and Oxford (25 miles). There is a train station at Kingham (3 miles) with main line services to London (Paddington).

Description

3 Orchard Row is a charming three bedroom cottage in the centre of the quiet rural Cotswold village of Icomb. The period property is constructed of Cotswold stone benefiting from a private rear garden, off road parking and spacious

family accommodation.

Hallway

Front door, window to front, stone flooring

Kitchen 11'3" x 10'11"

Base unit under wooden work top, Belfast sink with mixer tap and tiled splash back, wooden shelf over, electric oven with halogen hob, integral dish washer and free standing fridge freezer, stone floor, spotlights.



Conservatory 12'0" x 9'2"

Breakfast bar, stone flooring, window seats/wide window ledges, exposed stone wall, double doors to garden, double glazed large windows and blinds, wicker roof blinds, opening roof panels, Bongenvillia in pot.

Sitting Room 13'5" x 10'2"

Open fireplace with marble surround and hearth with alcove shelving to both sides, windows to front and rear with curtains on wooden poles, two radiators, beige carpet, TV socket, stairs rising to first floor, door to utility room.



Utility Room

Base units with single drainer stainless steel sink with mixer tap, space for washing machine and dryer, stable doors providing access to front and rear, Worcester boiler, Sheila maid drying rack, open shelves and slatted shelving, coat hooks, shoe storage unit, hatch to loft, radiator, vinyl flooring.



First Floor

Landing

Stone mullion window to front, loft hatch.

Bedroom 1 11'3" x 10'3"

Window to rear with curtains, radiator, carpet.



Bedroom 2 12'8" x 8'3"

Fitted wardrobe and shelf, window to rear with curtains, radiator, carpet.

Bedroom 3 8'6" x 7'10"

Window to front with curtains, radiator, carpet

Outside

To the front of the property the garden is surrounded by a picket fence and is laid to lawn with a covered log store area. The rear garden is also laid to lawn surrounded by fencing and box hedging and trees, patio area, shed.



Local Authority

Cotswold District Council Tel: 01285 643000
Council Tax Band C

Services

Mains water, drainage and electricity are connected to the property. The property has oil fired central heating. Telephone connection is subject to the British Telecom regulations.

Security Deposit

A security deposit of £1950 is payable at the commencement of the Tenancy. This will be invested on the Tenants behalf into a Client Monies Services Account with Lloyds TSB in Moreton-in-Marsh and will be refunded, at the termination of the Tenancy, less any charges for damage, breach of the Tenancy Agreement, other losses suffered by the Landlord, unpaid rent or outstanding accounts etc. Taylor & Fletcher are members of the insurance backed Tenancy Deposit Scheme (TDS). The Tenant can find out further information from the website which can be accessed at www.tds.gb.com

Agreement Fee Contribution

£120 (inclusive of VAT) on both the original tenancy and any renewals of the Tenancy.

Referencing 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 additional £35 (inclusive of VAT) will be charged per additional person. 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.

Agents Note

It will be a condition of letting that payment of the first months rental and security deposit is made in sufficient time to allow for cheque(s) to be cleared at present 10 days should be allowed. If time does not permit for this, then the Tenant(s) will be expected to make arrangements for the amount(s) to be paid by cash, Bankers Draft or Building Society cheque.

Restrictions

1. Pets and children by arrangement
2. Non smokers only



Energy Performance Certificate

SAP
www.sap.org.uk

3 Orchard Row, Icomb, CHELTENHAM, GL54 1JB

Dwelling type: Mid-terrace house Reference number: 8391-3942-9829-4597-5043
 Date of assessment: 14 October 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 October 2014 Total floor area: 99 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,218

Over 3 years you could save £ 1,647

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 174 over 3 years	
Heating	£ 3,398 over 3 years	£ 2,076 over 3 years	
Hot Water	£ 585 over 3 years	£ 321 over 3 years	
Totals	£ 4,218	£ 2,571	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 84	✓
2 Cavity wall insulation	£500 - £1,500	£ 726	✓
3 Floor Insulation	£800 - £1,200	£ 141	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.