

MD

MAXWELL DOUGLAS

CHARTERED SURVEYORS | ESTATE AGENTS

TO LET



4 BEDROOM BUNGALOW

Rent: £1,100 per calendar month

Location: Moreton In Marsh

PROPERTY DESCRIPTION: Available for 6 months from November 2017 This detached 3/4 bedroom family home is situated in a picturesque village. The accommodation includes 3/4 receptions, a farmhouse style kitchen /diner and conservatory. Master with en suite, 2/3 further bedrooms, private driveway parking and mature gardens.

Visit www.maxwelldouglasproperty.co.uk

Call 01608 644 000

Email info@maxwelldouglasproperty.co.uk



Beds: 4

Rent: £1,100 per calendar month

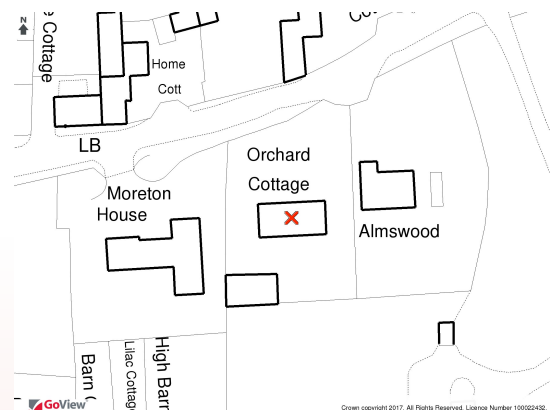
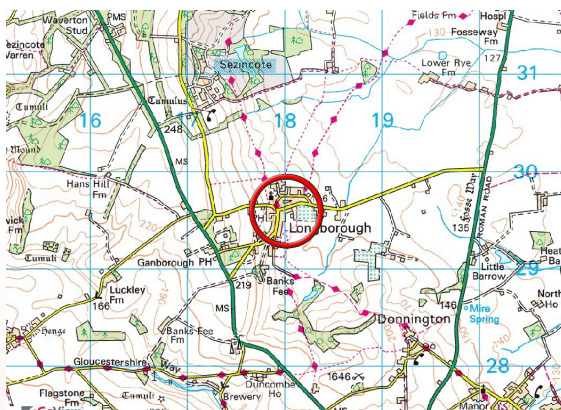
Location: Moreton In Marsh



- Village location
- Gas central heating
- Rayburn cooker
- Conservatory
- Driveway
- Off road parking
- Mature gardens
- Council Tax Band E (£1,943 per annum)

ADDRESS: Orchard Cottage, Moreton Road, Longborough, Moreton In Marsh, Gloucestershire, GL56 0QQ

LOCATION: The village of Longborough is located between Moreton In Marsh and Stow On The Wold. The village mainly consists of traditional Cotswold houses and cottages with a village green, pub, local shop, primary school, 12th century church and it's own opera house. The location is well positioned for local transport links via the A44 and Fosse Way and is less than 3 miles to Moreton In Marsh train station with mainline links to Worcester and London Paddington (circa 80 mins).



Energy Performance Certificate



Orchard Cottage, Moreton Road, Longborough, MORETON-IN-MARSH, GL56 0QQ

Dwelling type: Detached bungalow **Reference number:** 8833-7226-5020-5208-9902
Date of assessment: 08 June 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 09 June 2017 **Total floor area:** 164 m²

Use this document to:

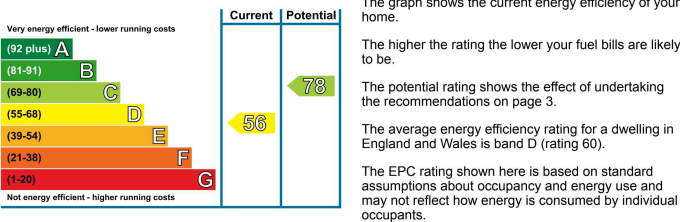
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,493
Over 3 years you could save	£ 2,067

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 255 over 3 years	
Heating	£ 4,650 over 3 years	£ 2,907 over 3 years	
Hot Water	£ 438 over 3 years	£ 264 over 3 years	
Totals	£ 5,493	£ 3,426	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



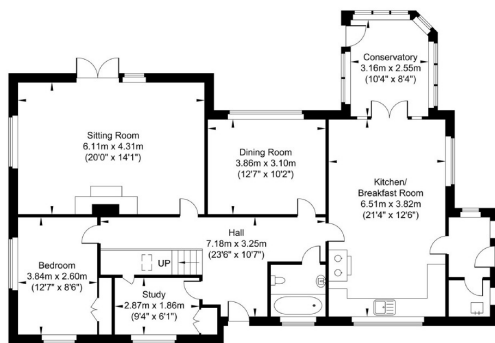
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 933	✓
2 Cavity wall insulation	£500 - £1,500	£ 549	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 300	✓

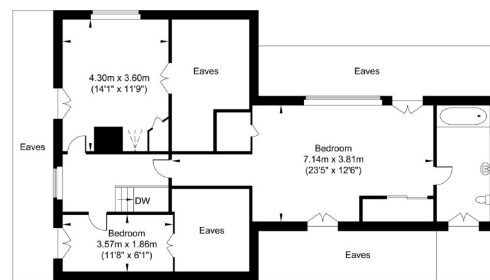
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Orchard Cottage, Moreton, Longborough GL56 0QQ
 Approx. Gross Internal Area:- 194.83 sq.m. 2097.13 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
www.dmphotography.co.uk

SUBJECT TO CONTRACT - 30th October 2017

DISCLAIMER: MAXWELL DOUGLAS LIMITED

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