



**Kitchen Garden Cottage, Lower Swell**

**£1,200 PCM**

A period two bedroom cottage within Abbotswood Estate with large garden and garage, recently renovated, freshly painted and new carpets throughout. To Let unfurnished on a long term basis.

**1 Kitchen Garden Cottage  
Abbotswood Estate  
Lower Swell  
Glos  
GL54 1LE**

**A PERIOD TWO BEDROOM COTTAGE WITHIN ABBOTSWOOD ESTATE WITH LARGE GARDEN AND GARAGE, RECENTLY RENOVATED, FRESHLY PAINTED AND NEW CARPETS THROUGHOUT. TO LET UNFURNISHED ON A**

- Sitting Room
- Kitchen
- Utility outbuilding
- WC outbuilding
- 2 Bedrooms
- Bathroom
- Large Garage
- Garden
- Ample Parking

**VIEWING** Strictly by prior appointment through

Tayler & Fletcher

**Tel: 01451 830383**

## Directions

From Stow-on-the-Wold take the B4068 signed to Lower Swell. Upon entering the Village take the right hand turning (on the left hand bend) into the Abbotswood Estate, continue along the drive and the property is on your left hand side with plenty of parking.

## Location

The property is situated in the popular village of Lower Swell, which has an attractive village green with a monument, the Parish Church of St Mary as well as The Golden Ball Public House. Located approximately a mile from Stow-on-the-

Wold, where a varied selection of shops, business and educational facilities can be found. Lower Swell is also conveniently placed for Moreton-in-Marsh, which has a main line station with daily services to Oxford and London (Paddington).

## GROUND FLOOR

### Sitting Room 13'3 x 11'11

Window to front, fireplace with mantle and hearth and woodburning stove, carpet, BT and TV points.

### Kitchen/Breakfast Room 16'10 x 9

Wall and base units under wood effect work top and stainless steel 1½ bowl sink and drainer, integrated slimline dishwasher, AEG double oven with AEG ceramic four ring hob over, freestanding fridge freezer, vinyl flooring, radiator, windows to rear, understairs cupboard.



## FIRST FLOOR

### Bedroom 1 16'10 x 10'1

Carpet, radiator, window to front.

### Bedroom 2 8'8 x 7'8

Carpet, radiator, window to rear.

### Bathroom

Bath with both drench and standard shower heads over and shower screen, wc, wash hand basin, vinyl flooring, cupboard housing hot water tank and slatted



shelving, radiator, window to rear.

## **OUTSIDE**

Enclosed rear courtyard with outbuildings and shed, enclosed large garden beyond.



## **WC Outbuilding**

Comprising WC and wash hand basin.

## **Garage/Outbuilding 30'6 x 13'3**

Dry garage/store into eaves with gravelled floor, sliding door, light and socket.



## **Parking**

Ample parking with the property.

## **Garden**

Large lawned garden with flower bed.



## **Local Authority & Council Tax**

Cotswold District Council

Tel: 01285 623000

Council Tax Band C

## **Services**

Mains water and electricity are connected to the property. Oil fired central heating. Septic tank drainage serviced and paid for by Landlord. Telephone connection is subject to the British Telecom regulations.

## **Security Deposit**

A security deposit of £1200 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

## **Restrictions**

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

## **Agents Notes**

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 funds to be cleared. All payments by bank transfer.



## Energy Performance Certificate

**1 Kitchen Garden Cottage, The Bowl, Lower Swell, CHELTENHAM, GL54 1LE**  
**Dwelling type:** Semi-detached house **Reference number:** 2788-2050-7284-2824-9940  
**Date of assessment:** 28 April 2014 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 07 May 2014 **Total floor area:** 68 m<sup>2</sup>

Use this document to:

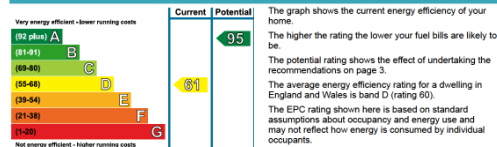
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,700</b>
<b>Over 3 years you could save</b>	<b>£ 1,311</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 2,091 over 3 years	£ 936 over 3 years	
Hot Water	£ 513 over 3 years	£ 327 over 3 years	
<b>Totals</b>	<b>£ 2,700</b>	<b>£ 1,389</b>	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 905
2 Floor insulation	£800 - £1,200	£ 132
3 Solar water heating	£4,000 - £8,000	£ 186

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](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1233 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.