



The Bowl, Lower Swell

£1,200 PCM

A period three bedroom cottage within Abbotswood Estate with small garden, To Let unfurnished on a long term basis.

**2 The Bowl
Abbotswood Estate
Lower Swell
Glos
GL54 1LE**

A PERIOD THREE BEDROOM COTTAGE WITHIN ABBOTSWOOD ESTATE WITH SMALL GARDEN, TO LET UNFURNISHED ON A LONG TERM BASIS.

- Dining Room
- Kitchen
- Sitting Room
- 3 Bedrooms
- Bathroom
- Garden
- Parking
- EPC rating E

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 right hand side.

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

Hallway

Front door, carpet, radiator, BT point, smoke alarm, stairs to first floor, doors to Sitting Room & Kitchen.

Sitting Room 12'7 x 12'2

Window to rear, fireplace with mantle and hearth, carpet, TV cable.

Kitchen 10'11 x 7'10

Wall and base units under wood effect worktop and stainless steel single bowl sink unit with mixer tap, AEG double oven with AEG ceramic four ring hob and extractor hood over, vinyl flooring, radiator, windows to front and side, understairs cupboard. Door to Dining Room

Dining Room 11'10 x 9'4

Door to courtyard, window to rear, radiator, alcove containing Worcester oil fired boiler, shelf over, vinyl flooring.



FIRST FLOOR

Landing with window to front.

Bedroom 1 11'2 x 11'1

Carpet, radiator, window to rear and side.



Bedroom 2 11 x 8'5

Carpet, radiator, windows to rear.

Bedroom 3 8'9 x 8'2

Carpet, radiator, window to front.



Bathroom

Bath shower over and shower screen, wc, wash hand basin, vinyl flooring, cupboard housing hot water tank and slatted shelving, radiator, window to side.

OUTSIDE

Parking

Parking to front of property.

Garden

Courtyard to the side with archway leading to small enclosed rear garden.

Local Authority & Council Tax

Cotswold District Council

Tel: 01285 623000

Council Tax Band D

Services

Private water supply and mains 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. Gigaclear superfast fibre broadband available for connection.

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.

Holding Deposit

One week's rent. This is to reserve a property. A holding deposit of one week's rent is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Restrictions

1. Children by arrangement
2. Pets by arrangement
3. 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.

Taylor & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Taylor & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not to be assumed that the property has all the required planning or building regulation consents. A list of the partners of Taylor & Fletcher LLP is available at each Taylor & Fletcher Office.



Energy Performance Certificate


2 Bowl Cottage, The Bowl, Lower Swell, CHELTENHAM, GL54 1LE
Dwelling type: Semi-detached house **Reference number:** 0628-2828-7646-9824-8971
Date of assessment: 28 April 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 07 May 2014 **Total floor area:** 94 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

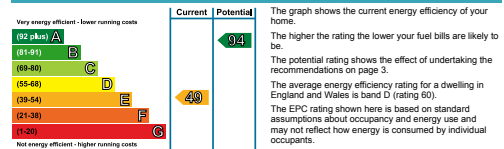
Estimated energy costs of dwelling for 3 years:	£ 4,314
Over 3 years you could save	£ 2,766

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 165 over 3 years	
Heating	£ 3,258 over 3 years	£ 1,029 over 3 years	
Hot Water	£ 813 over 3 years	£ 254 over 3 years	
Totals	£ 4,314	£ 1,548	

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	£ 1,275
2 Floor insulation	£800 - £1,200	£ 284
3 Draught proofing	£80 - £120	£ 126

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.