



**Barn Cottage
The Bowl, Lower Swell**

£850 PCM

A Barn Conversion with two bedrooms within Abbotswood Estate with period garage. To Let unfurnished on a long term basis.

**Barn Cottage
The Bowl
Abbotswood Estate
Lower Swell
Glos**

A BARN CONVERSION WITH TWO BEDROOMS WITHIN ABBOTSWOOD ESTATE WITH PERIOD GARAGE. TO LET UNFURNISHED ON A LONG TERM BASIS.

- Open Plan Kitchen/Sitting Room
- 2 Bedrooms
- Bathroom
- Garage & 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).

Hallway

Wood effect vinyl flooring, radiator, fuse box, coat hooks, cupboard housing Worcester oil fired boiler and slatted shelves.

Sitting/Dining Area 15'1 x 10'1

Window to front, carpet, radiator, BT and TV points.

Kitchen Area 9'2 x 7'6

Wall and base units under wood effect work top and stainless steel single bowl sink unit with mixer tap, freestanding cooker with double oven and hob, extractor hood over, tiled floor, window to rear.

Bedroom 1 9'10 x 9'5

Carpet, radiator, window to front.

Bedroom 2 9'5 x 7'9

Carpet, radiator, window to rear.

Bathroom

Shower cubicle, wc, wash hand basin, chrome heated towel rail, extractor fan, vinyl flooring, window to rear.

Garage and Parking

Period garage with double door, stone floor, double height ceiling, lighting and power.

Parking in garage and at the front of the property.

Local Authority & Council Tax

Cotswold District Council

Tel: 01285 623000

Council Tax Band C

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.

Security Deposit

A security deposit of £850 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.

Tayler & 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 Tayler & 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 be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.



Energy Performance Certificate

Barn Cottage, The Bowl, Lower Swell, CHELTENHAM, GL54 1LE

Dwelling type: Semi-detached bungalow **Reference number:** 8588-7824-5340-9907-4902
Date of assessment: 03 April 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 18 August 2018 **Total floor area:** 50 m²

Use this document to:

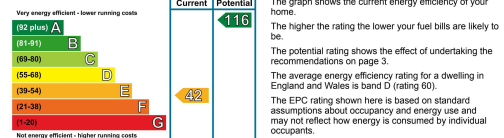
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,998
Over 3 years you could save	£ 978

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	
Heating	£ 1,599 over 3 years	£ 546 over 3 years	
Hot Water	£ 285 over 3 years	£ 380 over 3 years	
Totals	£ 1,998	£ 1,020	

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	£ 471
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 117
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 51

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.