



## Farmington, Cheltenham

A charming 3 bedroom semi-detached Cotswold stone cottage set in the heart of the village overlooking the village green.

**£1,250**

## 24 Farmington Cheltenham Gloucestershire GL54 3ND

**A CHARMING 3 BEDROOM SEMI-DETACHED COTSWOLD STONE COTTAGE SET IN THE HEART OF THE VILLAGE OVERLOOKING THE VILLAGE GREEN.**

- Cotswold Stone Cottage
- Central Village Setting
- Peaceful Village
- 2 Reception Rooms
- Large Utility Boot Room
- Kitchen & Bathroom
- 3 Bedrooms
- Off Road Parking

**VIEWING** Strictly by prior appointment through

Taylor & Fletcher

**Tel: 01451 820913**

### LOCATION

Farmington is a peaceful and traditional rural village principally comprising a range of traditional Cotswold stone properties and lying approximately 1½ miles north of Northleach and 4 miles south of Bourton-on-the-Water, both of which offer a range of shops and facilities with Bourton having the excellent Cotswold Secondary School, supermarkets and leisure centre. Farmington is set in the heart of the Cotswolds with excellent access via the nearby Fosseway to the north and south, and the A40 providing easy access to Cheltenham and the M5 to the west, and Burford, Oxford and the M40 to the east. The surrounding rolling Cotswold Hills provide for a comprehensive range of rural leisure pursuits while Cheltenham and Oxford provide a broad range of cultural festivals and events

### DESCRIPTION

No. 24 Farmington comprises a charming semi-detached Cotswold stone cottage occupying an excellent central position within this popular village with a lovely aspect out over the Village Green and the Grade II Listed pump house set in the centre of the green and built to house the village pump. The property has accommodation arranged over two floors with a Sitting Room, Dining Room, Kitchen, large Scullery/Boot Room and a ground floor Bathroom with three Bedrooms on the First Floor. There is ample parking to the front and a small courtyard style garden area.

Glazed panelled painted timber door to:

### Entrance Hall 3.29 x 1.93

Stairs rising to First Floor with cupboard below, archway through to:

### Kitchen 2.42 x 1.60

With fitted kitchen with four ring Logic halogen hob with built-in oven/grill below, one and a half bowl stainless steel sink unit, worktop with tiled splash back, extractor over, refrigerator, built-in cupboard and drawers, further matching unit with built-in cupboards below, three quarter height cupboard to one side and a pair of eye level cupboards, interconnecting glazed painted timber door to:



### Rear Glazed Lobby Area

Archway through to:

### Boot Room / Scullery 3.53 x 3.49

With Belfast sink, LG washing machine, range of built-in cupboards, Worcester Danesmoor oil fired central heating boiler and further built-in cupboards and door back to the front of the property.

From the Hall painted timber door to:

### Dining Room 4.50m x 3.25m

With French doors to rear Courtyard garden, two further casement window, beamed ceiling and recessed display shelving and archway through to the:

### Sitting Room 4.34m x 3.79m

With separate solid timber door to the front of the property and fitted with a wood burning stove, recess to either side with book shelving, beamed ceiling, casement window, secondary glazing to front elevation. From the Hall painted timber door to:



### Bathroom 2.44 x 1.53

With panelled bath with chrome mixer tap and shower attachment, low level w.c with timber seat and built-in cistern with inset wash hand basin having cupboards below, opaque glazed window to rear elevation,

recessed ceiling spot lighting.

From the Hall stairs with timber hand rail rise to the:

### First Floor Landing

With painted timber door to:

#### Bedroom 1 3.49m x 3.28m

With casement window and secondary glazing to front elevation, velux roof light to rear elevation and built-in corner cupboard.

From the Landing is a door to



### Cloakroom

With high level w.c. (Saniflow).

From the Landing painted timber door to:

#### Bedroom 2 4.56m x 2.36m

With casement window to rear elevation, fireplace with decorative cast iron inner surround and timber outer surround, vanity unit, built-in cupboards above and built-in cupboards to side, exposed timber 'A' frame.

From the Landing painted timber door to:

#### Bedroom 3 4.34m x 4.03m

With casement window and secondary glazing to front elevation, extensive range of built-in work station and built-in cupboard, exposed timber 'A' frame and purlins and further built-in airing cupboard and pine slatted shelving and radiator.



### Outside

No.24 Farmington is approached from the village lane with a low retaining wall and gravelled driveway leading in turn to a small courtyard area with doors to the hall and scullery. Set to the rear of the property is a small courtyard area accessed from the dining room.

### Restrictions

Pets by arrangement - In the event of a pet(s) being permitted by the Landlord within a rental property, the monthly rent will increase by 5%.

2. Non smokers only.

### Services

Mains water & electricity. Private drainage. Oil fired central heating.

### Rent

£1,250 which excludes electricity, water, drainage, oil, council tax and telephone charges.

### LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council  
Trinity Road, Cirencester, Glos GL7 1PX  
Tel: 01285 623000  
Council Tax Band D



### EPC

Band E

### HOLDING DEPOSIT

A holding deposit of one week's rent (£288) 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) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed)

### SECURITY DEPOSIT

Security deposit of 5 weeks' rent (£1442) is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

### AGENT'S NOTES

It will be a condition of the letting that a payment of the first month's rent and security deposit is made in sufficient time to allow for funds to be cleared. All payments to be made by bank transfer.



**Energy Performance Certificate** 

24, Farmington, CHELTENHAM, GL54 3ND

Dwelling type: Semi-detached house Reference number: 0160-2823-7423-9601-8855  
 Date of assessment: 07 February 2019 Type of assessment: RDSAP, existing dwelling  
 Date of certificate: 08 February 2019 Total floor area: 92 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

Estimated energy costs of dwelling for 3 years:		£ 3,168
Over 3 years you could save		£ 1,602

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 195 over 3 years	
Heating	£ 2,394 over 3 years	£ 1,152 over 3 years	
Hot Water	£ 435 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,168</b>	<b>£ 1,566</b>	

**Energy Efficiency Rating**

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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	83	44
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 918
2 Internal or external wall insulation	£4,000 - £14,000	£ 63
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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