



**Martin
Elliott
Partnership**

**CHARTERED SURVEYORS
LAND & ESTATE AGENTS**



**8 THE COURTYARD
FOSSEWAY HOUSE
STOW ON THE WOLD, GLOUCESTERSHIRE GL541DN**

Conveniently located for amenities in this popular market town

Living Room | Fitted Kitchen | Cloakroom | Two Bedrooms | Bathroom
Private and Communal Gardens | Parking

AVAILABLE FURNISHED OR UNFURNISHED

RENT: £725 pcm exclusive

STOW ON THE WOLD is a famous old market town standing in a high and healthy position on the Cotswolds, about seven hundred feet above sea level, with an excellent selection of shops supplying all normal requirements, good business and educational facilities, and various places of worship. It is conveniently placed for such centres as Cheltenham (18 miles), Stratford upon Avon (18 miles), Evesham (15 miles), Oxford (28 miles) and Moreton in Marsh with main line station (4 miles). There are excellent bus services to, or connecting with, surrounding towns. All distances are approximate only.

8 The Courtyard is located towards the edge of the village, in the grounds of Fosseyway House which enjoys outstanding rural views. The accommodation is arranged over two floors, with a split-level first floor.

The **ACCOMMODATION** comprise

Hall

Radiator

Cloakroom

WC, hand basin, radiator

Kitchen

White floor and wall units, 4 ring electric hob with oven beneath, extractor above, Enamel sink unit with drainer, washing machine, fridge, gas fired central heating boiler, tiled floor, radiator.

Sitting Room

L shaped, radiator. Wide patio doors and side panels to garden. Open staircase to first floor.

Half landing, radiator

Bedroom 1

2 radiators. Bedhead units with 2 pairs of cupboard and cupboards over.

Landing, airing cupboard, hot water cylinder, roof storage cupboard.

Bedroom 2

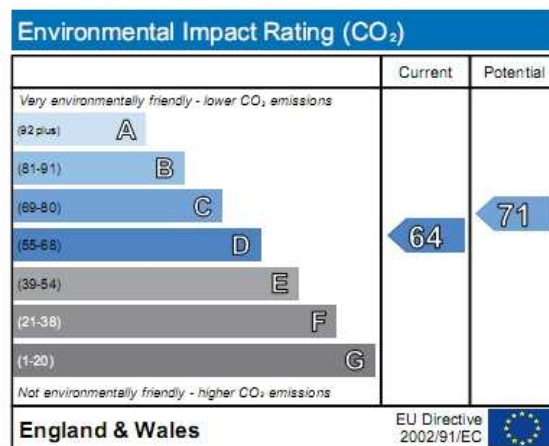
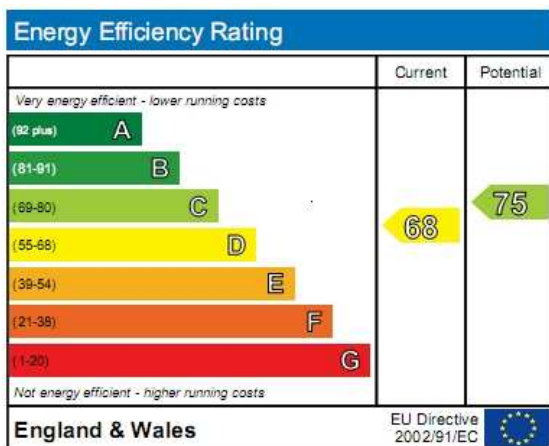
radiator

Bathroom.

Pannelled bath, pedestal basin, WC radiator, part tiled walls, radiator

Outside

Parking for one vehicle within communal parking area. Private enclosed garden, communal garden.



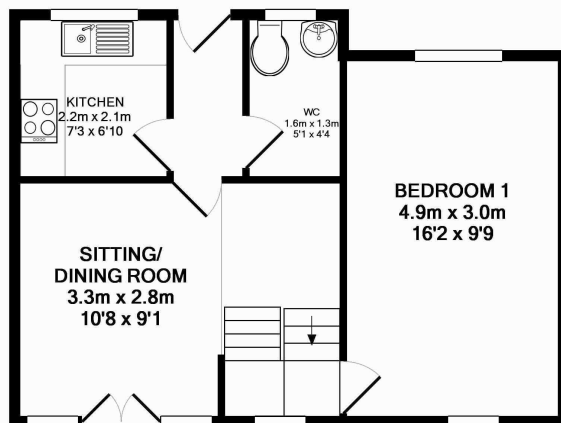
VIEWING STRICTLY BY APPOINTMENT ONLY, PLEASE CONTACT:

Martin Elliott Partnership Telephone: 01451 830119

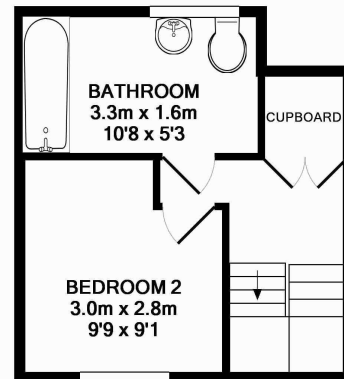
TERMS & CONDITIONS OF LETTING

- RENT** £725 per calendar month exclusive of outgoings for services, telephone and Council Tax. On signing the agreement, the tenant will be required to pay **2 months** rent in advance, then monthly in advance by standing order.
- AGREEMENT** The property is to be let on a six month Assured Shorthold Agreement under the Housing Act 1988. The length of the agreement will be by negotiation and for a minimum period of six months.
- COSTS** The prospective tenant will be required to pay a non-returnable deposit of £150 including VAT upon agreement of letting terms, in respect of landlords' agreement costs and taking up references. This fee is payable to the letting agent.
- SECURITY DEPOSIT** The tenant will be required to give one and a half months rent as security deposit to be held as trustees in an account against any outstanding accounts or damages at the end of the term.
- SERVICES**
- a) Mains electricity, metered water and mains drainage are connected to the property and the tenant will be responsible for payment for the services during the term of the Tenancy.
 - b) The tenant will be responsible for paying the Council Tax. Band 'D' Payable 2009/10 - £1504.00

LOCAL AUTHORITY Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Telephone 01285 623000



GROUND FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(417 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 20.8 SQ.M.
(224 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.6 SQ.M. (641 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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