



Stable Cottage | Clifton

Price £1,300 pcm

CHARMING, TWO BEDROOM COTTAGE WITH LOTS OF CHARACTER. SITUATED IN A QUIET CUL DE SAC.

Well presented cottage with private front yard and private parking situated in a quiet residential area of a popular village of Clifton village. EPC rating D.

- 2 Double Bedrooms
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Bathroom
- Downstairs Cloakroom
- Parking for 2 Cars
- Private Front Yard
- Pet Considered

Entrance Hall

Front door leading to the entrance hall. Oak engineered wood flooring, door leading to the living room, dining room, downstairs cloakroom, storage cupboard and stairs rising to the first floor.

Living Room

Oak engineered wood flooring. Large arched French window leading to the front aspect. TV point, wall mounted radiator.

Dining Room

Oak engineered wood flooring. Large arched French window leading to the front aspect. TV point, wall mounted radiator.

Kitchen

Fitted kitchen with a range of units. Fan assisted oven and four ring electric hob integrated into kitchen units. Extractor cooker hood, stainless steel sink and mixer tap. Window to the front aspect. Door leading to utility room. Vinyl floor with tile motif.



Utility Room

Useful room offering space for fridge / freezer, washing machine and tumble dryer. Additional worktop and storage. Separate door outside. This room is perfect if you come back from a country walk and want to leave your coats and muddy wellies out of sight.

Carpeted stairs leading to the first floor.

Landing – door to the bathroom, airing cupboard and two bedrooms. Access to the loft.

Bedroom One

Good size double bedroom with beams. Double glazed window to the front aspect. Wall mounted radiator. Carpeted flooring.

Bedroom Two

Good size double bedroom with beams. Double glazed window to the side aspect. Wall mounted radiator. Carpeted flooring.

Family Bathroom

Panelled bath with shower, low level flush W.C., wash hand basin, mirror. Tiling to splash back areas.

Front

Paved private front yard, outside roofed storage area, parking for 2 cars.

Letting information

Rent: £1,300 per month

Deposit: £1,500

Unfurnished.

Water – Mains

Heating - Oil

Holding deposit: £299.00= One week's rent. This is to reserve a property.



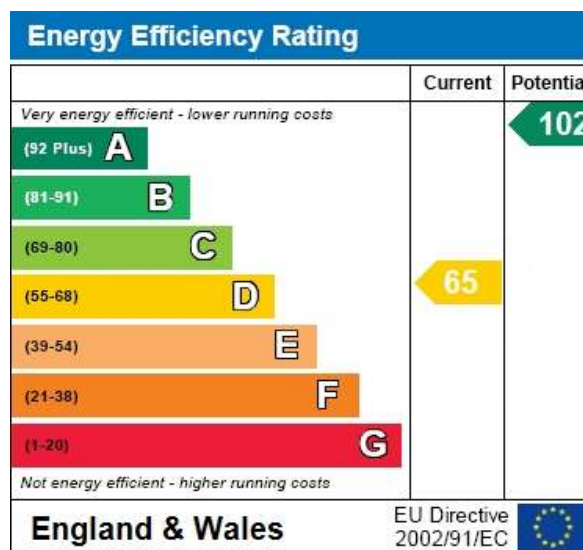
Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15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

AGENTS' DISCLAIMER

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.

Viewings

Strictly by appointment only.



Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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